

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# LEASE FOR SALE

FULLY FITTED RETAIL PREMISES  
WITH OFFICE & WORKSHOP

**16 WARSTONE MEWS, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6JB**



**594 SQ FT (55.2 SQ M)**

- PROMINENT LOCATION
- FULLY FITTED SHOP
- CAR PARKING INCLUDED
- PREMIUM APPLICABLE

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

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Please call for more information **t: 0121 285 3535** **m: 07929 410 481**

#### Location

The property is located within a parade of retail units set back from the main Warstone Lane on Warstone Mews. Local amenities are within walking distance including high street banks, post office, Tesco Express and Subway. There are excellent transport links all located within walking distance. Birmingham City Centre is located approximately 1 mile away.

#### Description

The property comprises a mid-terraced two storey retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the property consists of a ground floor fully fitted retail area and further workshop/office space on the first floor together with a small kitchen area and WC accommodation. Internally the property benefits from laminated flooring, gas fired central heating, inset ceiling lights, metal roller shutters to doors and windows and alarm. Externally there is one car parking space to the front of the property.

#### Accommodation

16 Warstone Mews	SQ FT	SQ M
Ground Floor	296	27.5
First Floor	298	27.7
<b>Total</b>	<b>594</b>	<b>55.2</b>

#### Planning

We have been informed that planning permission has been granted for A1 retail use.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

#### Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

#### Energy Performance Certificates

Details available upon request.

#### Tenure/Rent

The property is let on a 5-year FRI lease with effect from 1<sup>st</sup> February 2017 at a passing rent of £20,000 per annum exclusive.

A premium of £30,000 is sought in respect of the fixtures and fittings & goodwill. Further details are available upon request.

#### Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

#### VAT

We understand that the property is not elected for VAT.

#### Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

#### Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

#### Contact Details

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