

# LEASE FOR SALE

### DESSERT PARLOUR – PREMIUM APPLICABLE



## 52 ALLISON STREET, DIGBETH, BIRMINGHAM, B5 5TH 798 SQ FT (74.1 M)

RECENTLY REFURBISHED INSIDE CLEAN AIR ZONE PROMINENT LOCATION PREMIUM APPLICABLE

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

#### LOCATION

The property is situated on Allison Street in Digbeth. The property is surrounded by many other commercial properties and is in close proximity to the Bull Ring in Birmingham City Centre. Birmingham City Centre is located within walking distance. Birmingham Moor Street is located 0.2 miles away from the premises, providing regular links into Birmingham New Street and the surrounding areas.

#### DESCRIPTION

The property comprises of a three-storey end terraced building of brick built construction surmounted by a pitched tiled roof with the vacant accommodation being on the basement and ground floor. Internally, the property benefits from part lino & part tiled flooring, plastered and painted walls, part tiled walls, fluorescent strip lights, a store, a kitchen and WC facilities. There is various equipment contained inside including 4 waffle machines, ice cream machine, thick shake machine, 2 fridges, an icemaker and various tables & chairs.

#### ACCOMMODATION

AREA	SQ FT	SQ M
Basement	536	49.8
Ground Floor	262	24.3
Total	798	74.1

#### PLANNING

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

#### SERVICES

We are advised all main services are connected to include mains water and electricity.

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/PRICE

The property is available on a leasehold basis at a quoting rent of  $\pounds$ 8,500 per annum exclusive, subject to contract. Terms to be agreed.

A premium of  $\pounds 8,000$  is sought in respect of the fixtures and fittings. Stock at value. 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.

#### MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

#### 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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481 Email: <u>af@masonyoung.co.uk</u>









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and accupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) makes otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by werbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental adult or investigation has been carried out an the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.