

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR & BASEMENT
OFFICE BUILDING**



**41 VITTORIA STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3ND
864 SQ FT (80.2 SQ M)**

- PROMINENT LOCATION
- SELF CONTAINED
- CAR PARKING
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The offices are located on Vittoria St, in the vibrant Jewellery Quarter area of Birmingham with easy access to the City Centre. St Paul's Square is situated within walking distance and consists of a mix of bars, restaurants and residential uses. The area has numerous public transport links including the Birmingham Metro Tram link providing access to Wolverhampton and Birmingham Snow Hill train station which provides regular services to London Marylebone and other local train stations. The Jewellery Quarter comprises a mix of office, retail, leisure and residential development with Tesco, Subway, Greggs, Barclays Bank and numerous bars and restaurants within a short walk of the subject property. Junction 6 of the M6 motorway is a short distance north-east and Junction 1 of the M5 to the north-west.

DESCRIPTION

The premises comprise of a two storey building of brick built construction surmounted by a pitched tiled roof. Internally, the ground floor office space benefits from solid floor with carpet covering, fluorescent strip lighting, air conditioning, intercom entry system, a kitchen area and WC accommodation. There is one car parking space at the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	702	65.2
Basement	162	15
Total	864	80.2

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 gas, 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/RENT

The property is available on a leasehold basis at a quoting rent of £13,500 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

The annual service charge for the property is payable in addition to the quoting rent.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £8,700. Rates payable will be in the region of £4,344.30 per annum.

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 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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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 occupation 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) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which 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 verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on 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.