

# MASON YOUNG

PROPERTY CONSULTANTS ■

# FOR SALE

GROUND FLOOR INDUSTRIAL WITH  
FIRST FLOOR RESIDENTIAL – INCOME  
PRODUCING



**40-41 MACDONALD STREET, DIGBETH,  
BIRMINGHAM, B5 6TG**  
**5,874 SQ FT (546 SQ M)**

- INSIDE CLEAN AIR ZONE
- MAIN ROAD FRONTAGE
- FREEHOLD TITLE
- INCOME PRODUCING

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The premises are situated in a well-established warehouse/ industrial location fronting Macdonald Street, situated within 0.4 miles of the A38 Bristol St which leads direct into Birmingham City Centre. The A38(M) Aston is located approximately 1.5 miles north from the subject premises providing access to the large motorway network.

## DESCRIPTION

The warehouse comprises of an end-terraced two storey industrial unit of steel portal frame construction with full height brick elevations to eaves surmounted by a pitched roof with two storey offices to the front. Internally the main warehouse benefits from a concrete floor, three phase electricity, fluorescent strip lighting, a mezzanine floor and separate WC accommodation. The offices on the first-floor have been converted into a 5 bed residential apartment and benefits from oak wooden flooring, gas fired central heating, aluminium framed double-glazed window, WC facilities & a kitchen area. To the front of the property is an internal loading bay which can also be used for car parking and is accessed via an electric metal roller shutter door. Externally there is car parking at the front of the property for up to 6 vehicles.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	5,874	546
<b>TOTAL</b>	<b>5,874</b>	<b>546</b>

## 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/PRICE

The freehold interest is available at a quoting price of £950,000, subject to contract.

## LEASE DETAILS

The ground floor warehouse is currently let on a 3-year lease at a passing rent of £27,600 per annum exclusive with effect from December 2022.

## BUSINESS RATES

40 Macdonald Street is currently listed within the 2023 rating listing as having a rateable value of £18,750. Rates payable will be in the region of £9,356.25 per annum respectively.

41 Macdonald Street is currently listed within the 2023 rating listing as having a rateable value of £4,150. Rates payable will be in the region of £2,070.85 per annum respectively.

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: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



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