

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR  
RETAIL/OFFICE PREMISES**



**111-114 WARSTONE LANE, HOCKLEY,  
BIRMINGHAM, B18 6NZ  
2,724 SQ FT (253.1 SQ M)**

- WITHIN THE CLEAN AIR ZONE
- PROMINENT LOCATION
- GATED PARKING AREA
- VARIETY OF USES (STP)

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property occupies a prominent position on Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter close to the Jewellery Quarter Metro and Railway Station. Warstone Lane provides direct access to the B4100, which in turn provides direct access to Birmingham City Centre. The subject premises is located approximately 1 mile from Birmingham City Centre. Local amenities are within walking distance including high street banks, post office, Tesco Express, Costa, Greggs and Subway.

## DESCRIPTION

The property comprises of a four-storey mixed used building of brick construction surmounted by a flat roof. Internally, the property is in shell condition with a glazed shop front, a concrete floor and a disabled W/C. There is an additional gated area to the side.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,724	253.1
<b>TOTAL</b>	<b>2,724</b>	<b>253.1</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 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 £32,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property has yet to be assessed.

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

## BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

## 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

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