

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

# FOR SALE

**THREE STOREY  
OFFICE BUILDING**



**13-15 CONSTITUTION HILL, HOCKLEY  
BIRMINGHAM, B19 3LG  
1,205 SQ FT (112 SQ M)**

- FREEHOLD TITLE
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- INSIDE CLEAN AIR ZONE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property occupies a prominent position fronting the main B4100 Constitution Hill. The B4100 is a main arterial route leading into Birmingham City Centre, which is approximately 0.8 miles from the subject premises and provides access to Junction 1 of the M5 motorway. The historic St Pauls Square is in close proximity. The Jewellery Quarter train station, located nearby, is well connected and provides transport links across the city. The A38(M) is approximately ½ a mile distant which in turn connects to the wider motorway network.

## DESCRIPTION

The premises comprises a mid-terraced three storey building of brick-built construction surmounted by a pitched slate roof. Internally the property benefits from plastered and painted walls, laminate flooring and suspended ceiling, the property consists of retail/office space on the ground floor and further accommodation on the first and second floor. Externally the premises benefit from an electric metal roller shutter to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	551	51.1
First Floor	315	29.2
Second Floor	339	31.5
<b>TOTAL</b>	<b>1,205</b>	<b>112</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 £285,000, subject to contract. The property is occupied under a lease expiring 9<sup>th</sup> December 2022 at a passing rent of £11,400 per annum.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £8,400. Rates payable will be in the region of £4,192 per annum. Small business rates relief may apply.

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

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