

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

TWO STOREY SELF-CONTAINED OFFICES



**46 HYLTON STREET, JEWELLERY QUARTER,
BIRMINGHAM, B18 6HN**
679 SQ FT (63 SQ M)

- ESTABLISHED LOCATION
- CHARACTER BUILDING
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter. The immediate area is well served by public transport with regular bus services and being only 200 yards from the Jewellery Quarter train and metro station. The premises are well located for access to the inner ring road with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square and Brindley Place within ½ a mile. Great Hampton Street (A41) is within close proximity providing a direct link to the A38 (M) Aston Expressway and the national motorway network.

DESCRIPTION

The property comprises a two storey mid-terraced building of brick-built construction surmounted by a pitched tiled roof. Internally the property benefits from a solid floor with part carpeted and part laminated covering, plastered walls, fluorescent strip lights, gas central heating, electric points, radiators, CCTV, W/C facilities and a kitchenette.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	310	29
First Floor	369	34
TOTAL	679	63

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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £10,000. Rates payable will be in the region of £4,990 per annum. Small business rate 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

