

# TO LET

## TWO STOREY INDUSTRIAL PREMISES



## 250-252 GREAT LISTER STREET, BIRMINGHAM, B7 4BS

3,820 SQ FT (355 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- **■** FLEXIBLE TERMS
- OUTSIDE CLEAN AIR ZONE

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#### LOCATION

The property is located on Great Lister Street, which is situated in Nechells, Birmingham. The property is well positioned with a range of local amenities, including shops, cafes, and services. Birmingham City Centre is approximately 1.5 miles south-west from the premises, offering additional retail, dining, and entertainment options. Duddeston Train Station is located approximately 0.5 miles away from the subject premises and is accessible via a short walk along Great Lister Street and nearby routes. The (A4540) Dartmouth Middleway is in close proximity, providing convenient access the city and surrounding areas. The A38 (M) Aston Expressway is also easily accessible, connecting to Junction 6 of the M6 motorway, approximately 2 miles away.

#### DESCRIPTION

The property comprises a two storey commercial building with single storey warehouse to the rear of brick construction with a pitched steel truss roof and corrugated sheet coverings. Internally, the ground floor warehouse area features a solid concrete floor, painted brick walls, and a pitched ceiling with steel supports. The space benefits from multiple translucent roof panels allowing natural light, electric points, and fluorescent strip lighting throughout. The upper floor offices have carpet-tiled flooring, painted & plastered walls, and suspended fluorescent lighting. The offices are equipped with electric heaters and power sockets, with natural light provided via single-glazed windows. Externally, the property benefits from an electric metal roller shutter for secure access.

#### **ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	2,963	275
First Floor	857	80
TOTAL	3,820	355

#### **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, three phase electricity and gas.

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/RENI

The property is available at a quoting rent of £35,000 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 £17,500. Rates payable will be in the region of £8,732.50 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.

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

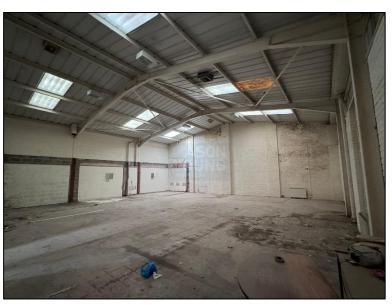
Strictly by prior appointment with sole agents, Mason Young Property Consultants.

### **CONTACT DETAILS**

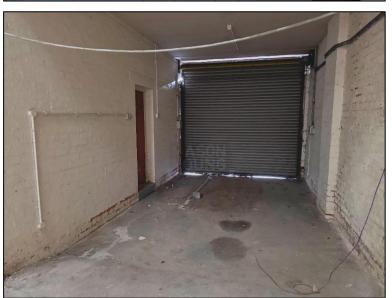
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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of 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 whatsoewer 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.