



WORKSHOP/OFFICE & SELF-CONTAINED YARD



UNITS 2 & 3, 15 ANDOVER STREET, DIGBETH, BIRMINGHAM, B5 5RG 2,130 SQ FT (198 SQ M)

- ROAD FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

- T: 0121 285 3535
- F: 0121 285 3536
- W: <u>masonyoung.co.uk</u>
- E: <u>info@masonyoung.co.uk</u>

6 Warstone Mews Warstone Lane Jewellery Quarter Birmingham B18 6JB

LOCATION

The property is situated in a prominent location fronting Andover Street, in the heart of Digbeth. The property benefits from excellent connectivity, with Birmingham Moor Street Train Station approximately 0.6 miles north west from the premises, providing direct rail services to Birmingham New Street and beyond. Located close by are Fazeley Street and New Canal Street, with the Bullring & Grand Central also within walking distance. Junction 6 of the M6 Motorway is approximately 3 miles north east from the subject premises, providing access to the wider motorway network.

DESCRIPTION

The property comprises of a variety of single storey office/workshop buildings with a self-contained yard. The units are carpeted and benefit from plaster & painted walls & ceilings, light points, WC facilities and a kitchenette. The yard is accessed via a metal sliding door from the main road.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 2	312	29.0
Unit 3	450	41.9
Yard	1,367	127
TOTAL	2,130	198

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

PLANNING

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 units are available on a leasehold basis at a quoting rent of $\pounds15,000$ per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Unit 2 is currently listed within the 2023 rating listing as have a rateable value of $\pounds3,000$. Rates payable will be in the region of $\pounds1,497.00$ per annum.

Unit 3 is currently listed within the 2023 rating listing as have a rateable value of $\pounds2,800$. Rates payable will be in the region of $\pounds1,397.20$ 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.

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.

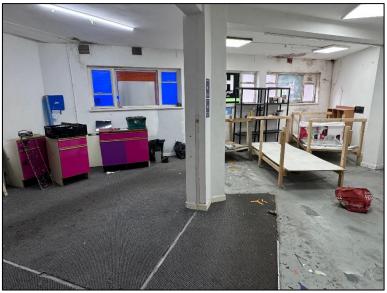
VIEWING

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: <u>af@masonyoung.co.uk</u>









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: (1) 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 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 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 or tenants should satisfy themselves on the above matters through enquires of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.