

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

NEW RETAIL OPPORTUNITY



**PLUMBOB HOUSE, LOWER GROUND FLOOR,
93-99 HOLLOWAY HEAD, BIRMINGHAM, B1 1QP
5,000 SQ FT (465 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The premises are located in the centre of Birmingham on Holloway Head less than 800m from The Bullring, Colmore Row, Mailbox and Brindley Place. Motorway access is via Junction 6 of the M6 Motorway 1 mile from the building.

DESCRIPTION

The building is a 1950's concrete framed warehouse constructed over six floors. Each floor benefits from lighting and two working goods lifts. Access into the building is either via the reception on Holloway Head or via the level access-loading bay on Marshall Street. The main reception fronts Holloway Head with a level access-loading door, which opens up into an internal loading area off Marshall Street.

ACCOMMODATION

AREA	SQ FT	SQ M
Lower Ground Floor	5,000	465
TOTAL	5,000	465

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 £50,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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 elected for VAT.

LEGAL COSTS

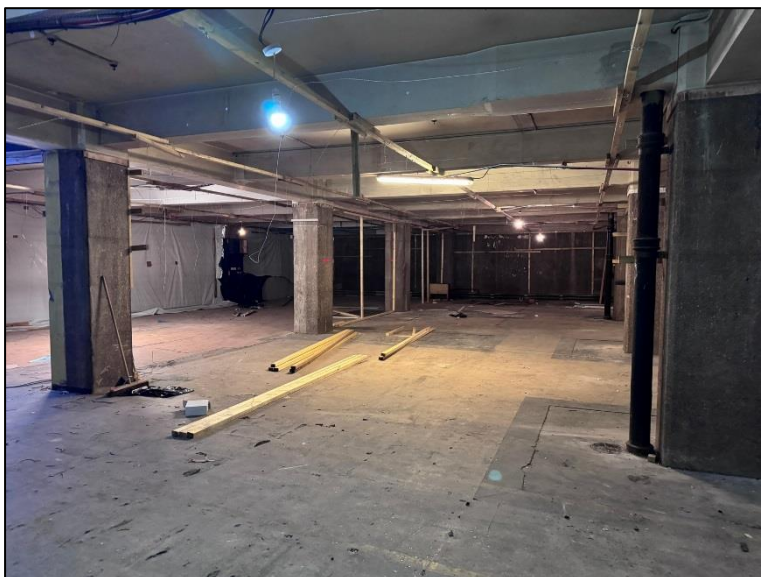
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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