

# MASON YOUNG

PROPERTY CONSULTANTS ■

# FOR SALE/ TO LET

## SELF-CONTAINED OFFICES



**61-65 HOLYHEAD ROAD, HANDSWORTH,  
BIRMINGHAM, B21 0LS**

**6,446 SQ FT (598.9 SQ M)**

- MAIN ROAD FRONTAGE8+
- SELF-CONTAINED
- ON SITE CAR PARKING
- VARIETY OF USES (STP)

T: **0121 285 3535**  
F: **0121 285 3536**  
W: **[masonyoung.co.uk](http://masonyoung.co.uk)**  
E: **[info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)**

**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property occupies a highly prominent frontage to the main A41 Holyhead Road, lying between its junctions with Milestone Lane and St James Road. Within the vicinity there is a vibrant mix of uses, including retail, commercial, residential and educational. The A41 is the main arterial route linking Birmingham city centre with West Bromwich and provides excellent access to the Midlands motorway network via junction 1 of the M5.

## DESCRIPTION

The property comprises a prominent detached two storey former Police Station believed to have been built in the 1930's of brick construction, surmounted by a pitched tiled roof together with a pair of former semi-detached houses which in recent years were used as additional office accommodation and are interconnected at first floor level. To the rear there is a surfaced car park area accessed via a roller shutter between the two buildings and there are some single storey garaging and storage to the rear of the site. There is additional car parking to the front. The accommodation is configured to provide on the ground floor a range of offices, meeting and interview rooms together with kitchen, WC's, stores and with further offices, WC's and former locker room on the first floor. There is some additional basement storage and boiler room. The former residential accommodation has in more recent years been used to provide additional office space with ancillary stores, WC's and kitchen facilities.

## ACCOMMODATION

| AREA          | SQ FT        | SQ M         |
|---------------|--------------|--------------|
| Holyhead Road | 6,446        | 598.9        |
| <b>TOTAL</b>  | <b>6,446</b> | <b>598.9</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 three phase 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 £1,000,000, subject to contract. The premises are available on a Leasehold basis at a quoting rent of £45,000 per annum exclusive.

## 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 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](mailto:af@masonyoung.co.uk)

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: [kiran@masonyoung.co.uk](mailto:kiran@masonyoung.co.uk)

