MASON YOUNG
PROPERTY CONSULTANTS

TO LET

RETAIL/SHOWROOM PREMISES

32-34 CONSTITUTION HILL, HOCKLEY, BIRMINGHAM, B19 3JT

2,205 SQ FT (205.0 SQ M)

- PROMINENT LOCATION
- RETAIL SHOWROOM
- FLEXIBLE TERMS
- POTENTIAL FOR A VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position fronting the main B4100 Constitution Hill. The B4100 is a main arterial route leading into Birmingham City Centre and a 10-minute drive to Junction 1 of the M5 motorway. The historic St Pauls Square is within walking distance here there are excellent transport links as well as local amenities. The A38(M) is approximately 0.5 miles away which leads to the wider motorway network.

DESCRIPTION

The property comprises a two-storey mixed use building of brick built construction under a pitched tiled roof. The showroom is located on the ground floor and benefits from a suspended ceiling, fluorescent strip lighting, a kitchen and WC accommodation. The property also benefits from metal roller shutters to front and car parking at the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Retail Showroom	2,205	205.0
TOTAL	**2,205**	**205.0**

PLANNING

We have been informed by the landlord that planning permission has been granted for A1 use.

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/RENT

The property is available at a rent of £25,000 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 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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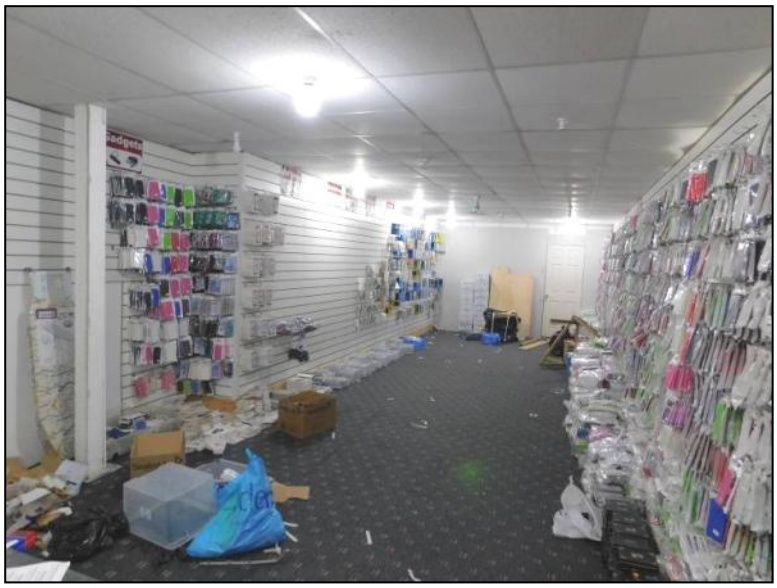

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