

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**RETAIL/SHOWROOM PREMISES**



**56-58 CONSTITUTION HILL, HOCKLEY,  
BIRMINGHAM, B19 3JT**  
**1,840 SQ FT (170.9 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES
- FLEXIBLE TERMS

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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 as is the City Centre. There are excellent transport links and local amenities within close proximity. The A38(M) is approximately 0.5 miles away which leads to the wider national motorway network.

## DESCRIPTION

The property comprises a three storey mixed use building of brick built construction surmounted by a flat felt roof. The vacant accommodation is located on the first & second floors which is accessed via a stairwell to the side and can be used for a variety of uses (subject to planning). Internally the accommodation benefits from carpeted floors, suspended ceiling, fluorescent strip lighting, power points and WC facilities in the common area.

## ACCOMMODATION

AREA	SQ FT	SQ M
Second Floor	1,840	170.9
<b>TOTAL</b>	<b>1,840</b>	<b>170.9</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 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 £18,000 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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