

THREE STOREY OFFICE BUILDING WITH PARKING



**20 VITTORIA STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3PE**
5,485 SQ FT (510 SQ M)

- SELF CONTAINED
- CAR PARKING
- VARIETY OF USES
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Vittoria Street in the heart of the Jewellery Quarter approximately a quarter of a mile north west of Birmingham City Centre and approximately 300 metres from St Pauls Square. Birmingham Middle Ring Road (A4540) is within a quarter of a mile and in turn provides access to all main arterial routes within the city, including the M6 motorway at junction 6 via the A38 (M) Aston Expressway. This property is located inside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises of a three-storey terraced building of full height brick construction surmounted by a pitched roof. Internally, the ground floor premises benefit from carpeted flooring, plastered and painted walls, inset lights, a kitchen, separate W/C and disabled W/C facilities. The first and second floor accommodation benefit from carpet flooring, plastered and painted walls, light points, a kitchenette, shower room and WC facilities. Externally, the property benefits from three parking spaces available within a secure courtyard.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,313	122
First Floor	1,902	177
Second Floor	2,270	211
TOTAL	5,485	510

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/PRICE

The freehold interest is available at a quoting price of £950,000 subject to contract.

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

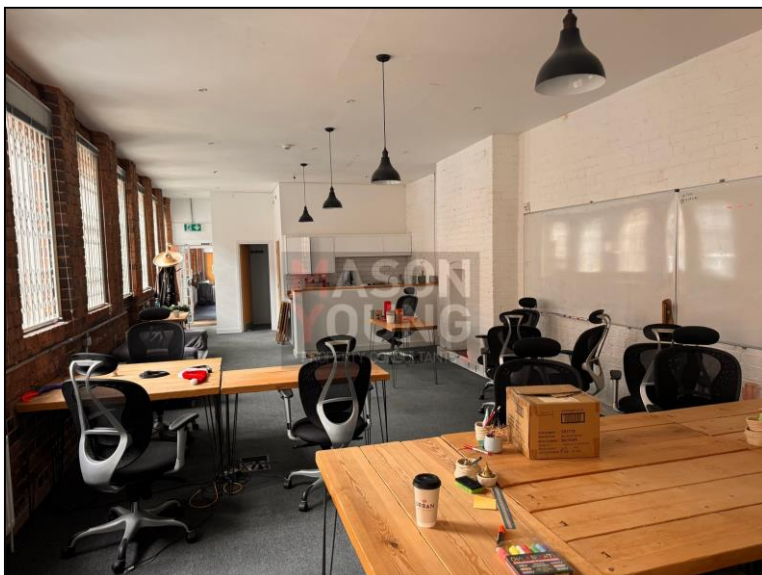
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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