

# MASON YOUNG

PROPERTY CONSULTANTS

# FOR SALE/ TO LET

## MODERN OFFICE / RETAIL PREMISES



## 85 POPE STREET, BIRMINGHAM, B1 3BH

# 1,973 SQ FT (183 SQ M)

- PROMINENT LOCATION
- GROUND FLOOR ONLY
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on Pope Street within Birmingham's Jewellery Quarter, approximately 0.8 miles north-west of Birmingham City Centre. Pope Street provides direct access to Icknield Street (A4540), which in turn connects with the wider road network. The nearest arterial route is the A4540 Middleway. Junction 6 of the M6 motorway is located approximately 3.5 miles to the north-east. Jewellery Quarter Railway Station is situated approximately 0.3 miles from the property.

## DESCRIPTION

The property is situated on the ground floor of a five-storey residential building of brick construction, surmounted by a flat roof. Internally, the premises comprise an open plan retail showroom and benefits from laminate floor covering, plastered and painted walls, a suspended ceiling incorporating spotlights, electric wall-mounted heaters, kitchen facilities and WC accommodation. Externally, the property benefits from a glazed shop front and aluminium double-glazed window units.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,973	183
<b>TOTAL</b>	<b>1,973</b>	<b>183</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised 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/PRICE

The property is held on a 125 years long lease with effect from 21<sup>st</sup> September 2021 with a ground rent of £250 per annum to be reviewed every 10 years. The long leasehold interest is available at a quoting price of £450,000.

The property is available on a leasehold basis at a quoting rent of £40,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2026 rating listing as having a rateable value of £20,750. Rates payable will be in the region of £8,964 per annum respectively.

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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