

111-114 WARSTONE LANE, HOCKLEY, BIRMINGHAM,  
B18 6NZ



## TO LET

EXTENSIVE/NEW BUILD  
GROUND FLOOR RETAIL  
(INCLUDING LOADING BAY)

2,724 sq.ft/253.07 sq.m

- Direct/substantial frontage onto Warstone Lane, situated within close proximity to the intersection with Icknield Street (Middle Ring Road – A4540 – considerable traffic flow).
- New build – self-contained residential above.
- Surrounding areas are densely populated residential – considerable regeneration/redevelopment – ongoing.
- Within close proximity to the main retail centre of the jewellery quarter.



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## LOCATION

The subject premises enjoys an extensive frontage onto Warstone Lane, situated within relative close proximity to the intersection with Icknield Street (Middle Ring Road – A4540 – considerable traffic flow).

Surrounding areas have benefitted from considerable regeneration/redevelopment, predominantly on a residential basis – densely populated.

The property is within close proximity to the main Jewellery Quarter retail centre.

The area adjoins Birmingham City Centre.

The National Indoor Arena, ICC & Symphony Hall are nearby.

## DESCRIPTION

The subject premises provide extensive, ground floor retail, with the benefit of a separate loading bay facility.

The accommodation will be completed to shell, including the installation of a substantial glazed frontage.

## ACCOMMODATION

Main Retail Sales	2,258 sq.ft/209.77 sq.m
Loading Bay	466 sq.ft/43.3 sq.m
Total Accommodation	2,724 sq.ft/253.07 sq.m

## TERM

The property is available on the basis of a 10 year, FRI lease agreement (5 year review pattern).

## ASKING RENTAL LEVEL

**£32,500 per annum** exclusive.

## **For More Information Contact:**

Robert Taylor BSc MRICS & Oliver Beard

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## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable.

## PERMITTED USE

Retail.

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and foul drainage. No mains gas.

## OCCUPATION

The development will be completed and the unit available for occupation, circa August 2023.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

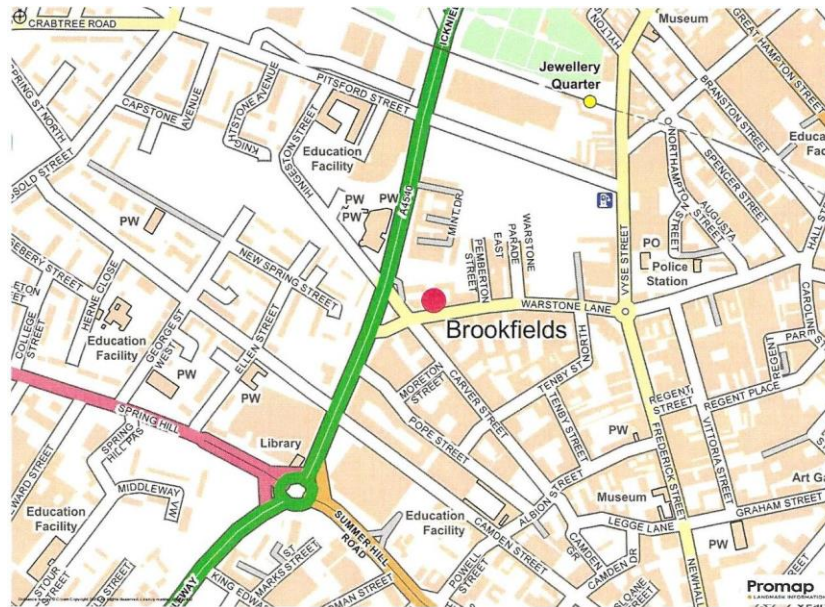
## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

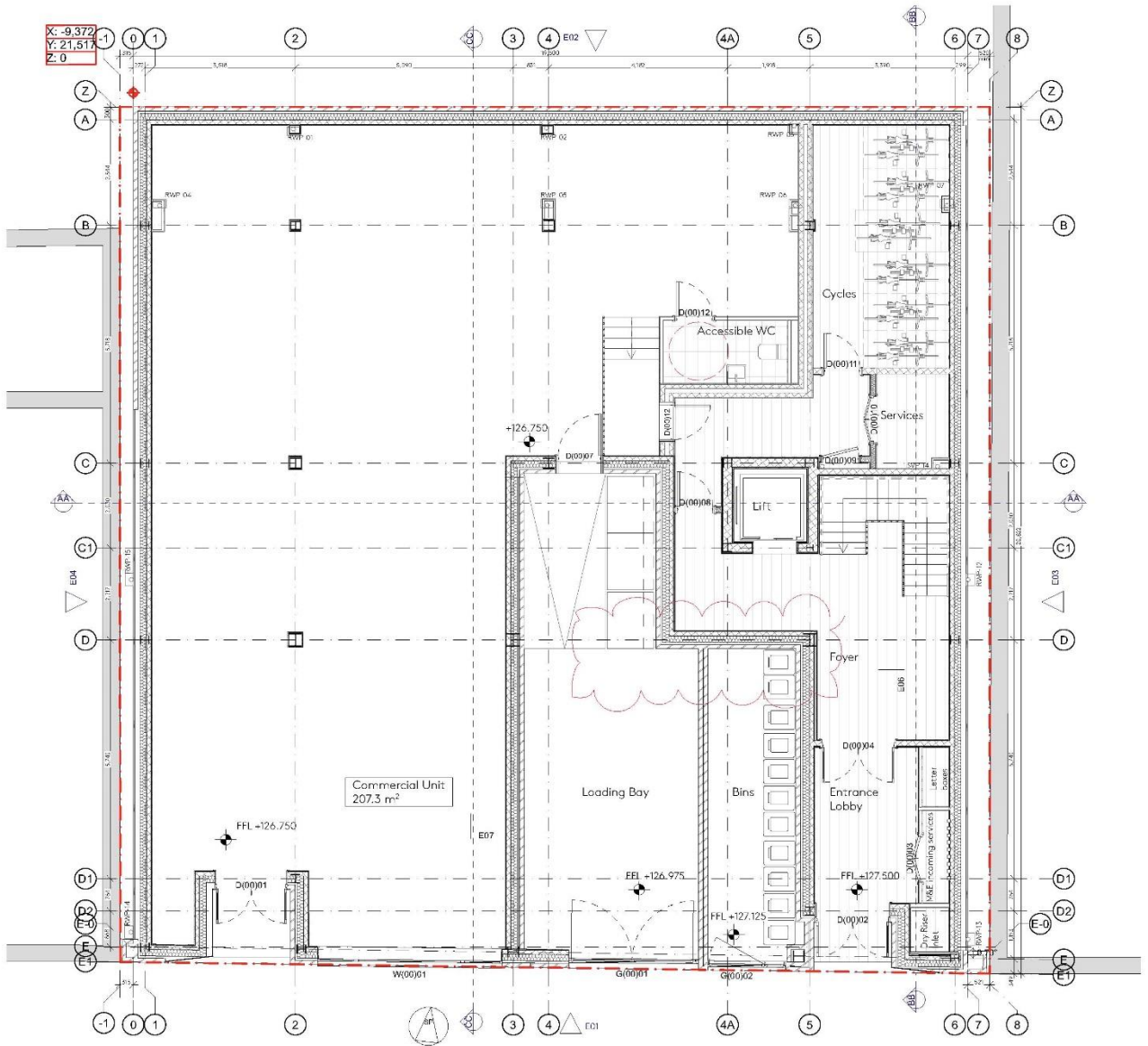
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**NOTICE**

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

**SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.