

THE COINPRESS, 109 WARSTONE LANE, BIRMINGHAM, B18 6RU



TO LET

GROUND FLOOR RETAIL/ COMMERCIAL

826 sq.ft/76.74 sq.m

- Extensive frontage onto Warstone Lane.
- Prominent position – frontage – Icknield Street – Middle Ring Road – A4540 – considerable traffic flow.
- New build – forming part of a 4 storey structure (residential above).
- Considerable regeneration/redevelopment has occurred, adjoining the subject premises (ongoing), predominantly on a residential bases.
- Within close proximity to the main retail centre of the Jewellery Quarter.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

The Coinpress building (new build), occupies an extremely prominent, corner position, situated at the intersection of Warstone Lane and Carver Street (visible from Incknield Street – A4540 – Middle Ring Road – considerable traffic flow).

Surrounding areas have benefited from considerable regeneration/redevelopment, predominantly on a residential basis.

The property is located 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 ground floor retail/commercial – open plan.

ACCOMMODATION

826 sq.ft/76.74 sq.m

MAINS SUPPLIES

The property has the benefit of mains electricity, water and drainage.

TERM

A 5 year, full repairing and insuring lease (via service charge).

ASKING RENTAL LEVEL

£17,500 per annum exclusive.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

RENTAL PAYMENTS

Payable quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

As yet, the property has not been separately assessed.

Further information is available from the sole letting agents.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

PERMITTED USE

Retail/office accommodation.

Any interest party should make their own proper enquiries of the local planning authority.

ANNUAL INSURANCE PREMIUM

Circa **£400 plus VAT.**

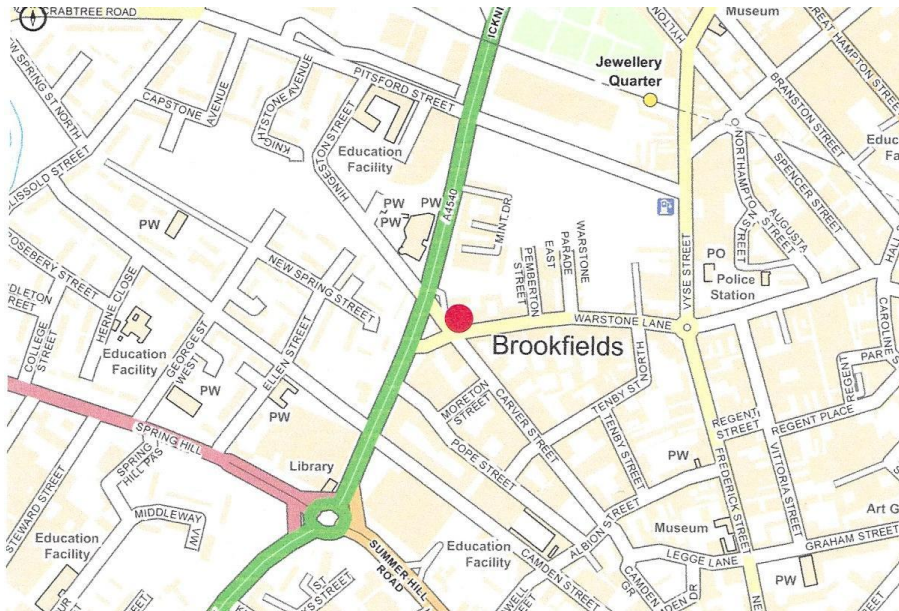
SERVICE CHARGE

Circa **£575 plus VAT.**

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

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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.