

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

**SELF-CONTAINED LIVE/WORK UNITS  
– INCOME PRODUCING**

**39-41 VITTORIA ST, JEWELLERY  
QUARTER, BIRMINGHAM, B1 3ND**



**3,308 SQ FT (307.5 SQ M)**

- CENTRALLY LOCATED
- SELF-CONTAINED
- AIR CONDITIONED
- FREEHOLD TITLE



**MY BUSINESS SPACE**  
**MY MANAGEMENT**  
**MY LEASE CONSULTANCY**  
**MY DEVELOPMENT**  
**MY INVESTMENT**  
**MY AUCTIONS**

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
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Please call for more information **t:** 0121 285 3535 **m:** 07929 410 481

### Location

The property is located on Vittoria St, in the vibrant Jewellery Quarter area of Birmingham with easy access to the City Centre. St Paul's Square is situated within walking distance and consists of a mix of bars, restaurants and residential uses. The area has numerous public transport links including the Birmingham Metro Tram link providing access to Wolverhampton and Birmingham Snow Hill train station which provides regular services to London Marylebone and other local train stations.

### Description

The property comprises a two storey building of brick built construction surmounted by a pitched tiled roof. The property has been converted to provide two ground floor self contained office suites and two self contained live work units on the first floor accessed via a staircase at the rear courtyard. The accommodation is fully carpeted and benefits from fluorescent strip lighting, air conditioning, a kitchen area and WC/shower accommodation. There is additional storage space within the basements. Parking is available at the front of the property.

### Accommodation

Vittoria St	SQ FT	SQ M
39 Vittoria Street	656	61.1
39a Vittoria Street	826	76.7
41 Vittoria Street	863	80.2
41a Vittoria Street	963	89.5
<b>TOTAL</b>	<b>3,308</b>	<b>307.5</b>

### Services

We are advised all main services are connected.

### Lease Details

39 Vittoria Street is let at a passing rent of £7,800 per annum exclusive. 41 Vittoria Street is let at a passing rent of £7,634 per annum exclusive. 39a Vittoria Street is let at a passing rent of £9,600 per annum exclusive and 41a Vittoria Street is let at a passing rent of £11,400 per annum exclusive. The total passing rent amounts to £36,434 per annum. Further details are available upon request.

### Energy Performance Certificate

Details available upon request.

### Tenure

The Freehold interest is available at a quoting price of £750,000.

### Business Rates

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

### VAT

This property is elected for VAT.

### Legal Costs

Each party to pay their own legal costs incurred in this transaction.

### Viewing

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

### Contact Details

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