

6 & 4B Victoria Works, Graham Street, Birmingham, B1 3JR



FOR SALE

An Attractive Office/Live Work Premises with 2 Car Parking Spaces

Net Internal Area: 1,500 ft² (139.35 m²)

Location

This property is located within the Victoria Works development situated on the corner of Graham Street and Vittoria Street in the historic and vibrant Jewellery Quarter district of Birmingham.

The property is situated a short distance from St Pauls Square and is just over ½ mile from Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with the St Pauls and Jewellery Quarter Metro/Train stations located within close proximity, and frequent bus services across the Jewellery Quarter.

Description

The property comprises a characterful office or live work premises arranged over ground and first floors.

The unit is currently set out for offices with the first floor having consent for residential and boasts a large open plan area with kitchen, bathroom and further cellular space.

The ground floor provides an open-plan office accommodation with WC facilities.

The offices have been fitted to a high standard with wood laminate flooring throughout, spot lighting, gas fired central heating and is connected via a feature steel spiral staircase.

Externally the property benefits from two allocated car parking spaces within the gated development.

Accommodation

Total (NIA) 1,500 ft² (139.35 m²) approximately

Tenure

The property is held Long leasehold Interest for a term of 999 years from 1988.

Price

Offers at £297,500 are sought, subject to contract.

Service Charge

We understand a service charge is levied for the maintenance and upkeep of the communal areas, car parking, gates etc. We understand the current premium to be in the region of £2,389.00 per annum exclusive.

VAT

We understand the property has been elected for VAT.

Planning Use

The property is held on two titles, with the first floor on a lease noted as residential and the ground floor as commercial.

However, the property has been used as office space for over 15 years and both the managing agents and Birmingham City Council Business Rates acknowledge the current office use.

Please note the property could readily be split back into the two separate entities.

Legal costs

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

EPC

Available upon request from the agent.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the agent Siddall Jones on **0121 638 0500**

