



**26 and 27, 50-54 St Pauls Square, Birmingham
B3 1QS**

Approx gross internal floor 650 sq ft and 380 sq ft

- Self-contained “character suites”
- Refurbished to an excellent standard

For further information please contact:

Malcolm Jones

KWB

Email: mjones@kwboffice.com

Tel: 0121 212 5992 / 07825 848 425

**0121 233 2330
www.kwboffice.com**

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Location

50-54 is located on the western side of St Paul's Square, facing onto the central square where the Grade I listed "Jewellers Church" St Paul's Church is the impressive centrepiece.

St Paul's Square is the last remaining Georgian square in the City and today offers a vibrant place to work, live and socialise. St Paul's Church with its rolling lawns and tree lined walks provides a rare tranquil green space in the City Centre.

Description

50-54 comprises a period, three storey, Grade II listed building of traditional brick built construction beneath a pitched lined roof and arranged around an attractive central courtyard. Access to the courtyard is off a central pedestrian archway from St Paul's Square.

The suites have been refurbished to a high standard and includes redecoration throughout, new perimeter trunking and new carpets. The suites have their own kitchen and WC facilities and is heated via a gas fired central heating system.

Accommodation

Unit 26	650 sq ft
Unit 27	380 sq ft

Tenure

The suite is available on a new internal repairing and insuring lease for a term of years to be agreed.

Rent

Unit 26	£925 per calendar month
Unit 27	£575 per calendar month

Service Charge

Further details available from the agent.

Rates

Unit 26

The suite has a rateable value of £4,800 with rates payable of £2,236 per annum (2017/18)

Unit 27

The suite has a rateable value of £3,800 with rates payable of £1,770 per annum (2017/18)

If your company qualifies for small business rates relief, the suites will be excluded from the payment of business rates. Further details available from the agent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

The property is registered for VAT so VAT is payable on the rent and service charge.

Viewings

Strictly by prior appointment with the sole agents

Malcolm Jones

KWB

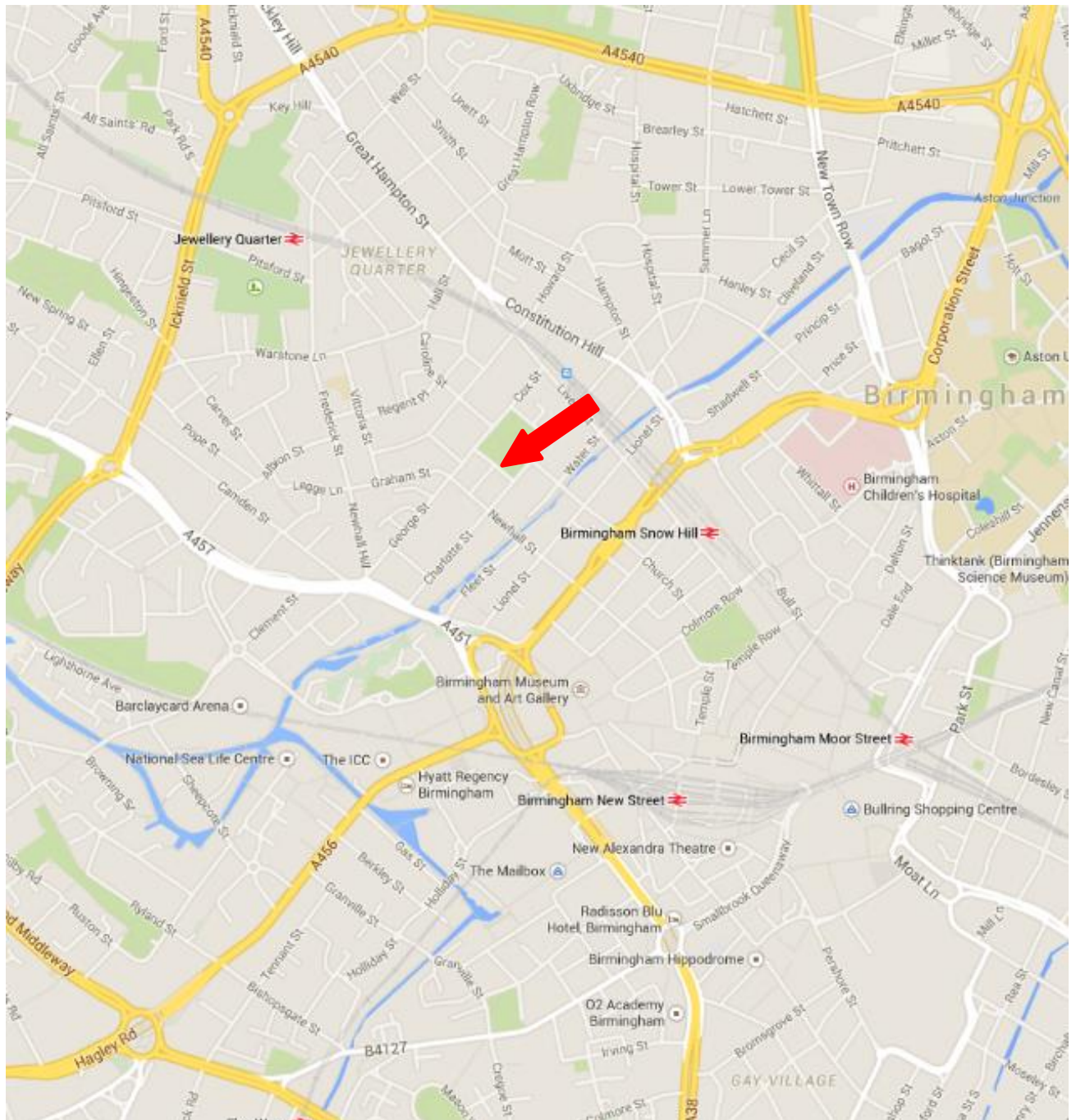
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