

49 George Street, Jewellery Quarter, B3 1QA



FOR SALE

Character Office Premises with 5 Car Parking Spaces

Net Internal Area: 1,400 ft² (130.06 m²)

Location

The property is situated along George Street in Birmingham's historic and vibrant Jewellery Quarter and only a short distance from the attractive St Paul's Square and within walking distance of Brindley Place and Birmingham City Centre.

The immediate area is well served by public transport with regular bus services close by and being within close proximity to the Jewellery Quarter and Snow Hill Metro and Train Station.

Description

The property comprises a two storey front door office with secure car parking for five vehicles.

The premises are entered off George Street and lead into an open plan office area with reception, WC and kitchen facilities.

A large meeting room is to the rear of the property and a staircase leads to the first floor with comprises a galleried office area with boardroom to the rear with further WC and kitchenette.

The office benefits from many features such as wooden beams, Juliet balcony, skylights and wood flooring throughout with emulsion coated walls and a mix of spot and recessed lighting.

Externally the property benefits from a gated courtyard with five spaces being allocated to the property.

Accommodation

Total (NIA) - 1,400 ft² (130.06 m²) approximately.

Price

Offers in the region of £350,000 are sought, subject to contract.

Service Charge

A small service charge of £345 per quarter is levied in respect of the maintenance and upkeep of communal areas.

Business Rates

Rateable Value - £11,750

We understand that this will qualify for Small Business Rates Relief however ask that all interested parties confirm their eligibility with Birmingham City Council Business Rates Department.

Energy Performance Certificate

Available upon request from the agent.

Planning

It is understood that the property has consent under Use Class B1(a) Offices.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Availability

The property is immediately available, subject to the completion of legal formalities.

Viewings

Strictly via Siddall Jones on 0121 638 0500.

