

## The Quadrant, Birmingham City Centre, B1 3RB



# FOR SALE

Three New Build Ground Floor Commercial Properties Net Internal Area: 947 - 1,915 ft2 approx.

info@siddalljones.com T: 0121 638 0500

## www.siddalljones.com



#### Location

The property is situated fronting Summer Hill Road at its junction with Summer Hill Street close to Paradise Circus and providing easy access to the A38 at Great Charles Street.

The property lies within walking distance of Birmingham City Centre, Arena Birmingham (formerly the NIA) and Brindley Place as well as the Jewellery Quarter via Newhall Hill.

The A38 allows direct access to the national motorway network at Junction 6 (Spaghetti Junction) and to the wider motorway network including M42, M5 & M40.

#### Description

The property comprises three newly constructed ground floor commercial units beneath a residential block containing 133 apartments.

The units benefit from glazed frontages and are only a short walk into Birmingham City Centre and the historic and vibrant Jewellery Quarter.

The commercial unit will be finished to a shell and core condition.

#### Accommodation / Price

Unit 1	178 m2	1,915 ft2	£270,000
Unit 2	88 m2	947 ft2	£135,000
Unit 3	89 m2	958 ft2	£135,000

#### Tenure

The property is available to purchase on a new 125-year lease and will be subject to an annual ground rental of £250.



#### VAT

All figures quotes are exclusive of VAT which we understand is payable.

#### Service Charge

A small service charge will be payable in respect of the maintenance and upkeep of the communal areas.

#### Planning Use

We understand that the unit has planning permission under use classes B1a (Offices), A1 (Retail) and A2 (Financial & Professional Services) but would advise all interested parties to make their own independent enquiries with the planning department.

#### Services

We understand that electricity and water services will be available on, or adjacent to the unit.

#### **Legal Costs**

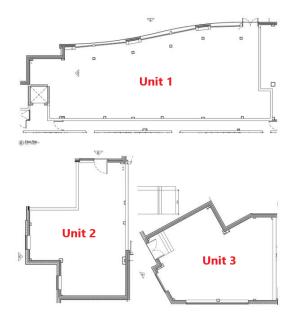
Each party are to be responsible for their own legal costs incurred during this transaction.

### Availability

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

#### Viewings

Strictly via the sole selling agent Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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