

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



**FOR SALE**

Three New Build Ground Floor Commercial Properties

Net Internal Area: 947 - 1,915 ft<sup>2</sup> approx.

**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**

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

**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

