

Maguire Jackson - George Street Commercial

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Maguire Jackson™

28A Vittoria Street, Birmingham, B1 3PE

£9,600 per annum



- 283 sq ft (26.37 m²)
- Newly refurbished
- Ground floor
- Jewellery Quarter

A compact, self-contained office or alternative use space, located in the heart of Jewellery Quarter. If you are looking to relocate or start your new venture in a handsome listed building in one of Birmingham's most established and creative districts.

Location

28A Vittoria Street site close to local busy amenities, between Regent Place and Graham Street in the heart of the Jewellery Quarter and close to the School of Jewellery.

Description

Newly refurbished, self-contained ground floor unit comprises 283 sq ft (26.36 m²) with access from the rear with frontage to Vittoria Street. The unit features a separate kitchen / coffee area plus storage and a WC. The glazing to the street is currently opaque but can be changed with the landlord's consent.

Tenure

£9,600 per annum.
This includes Wi-Fi.

Business Rates

To be assessed.

Service Charge

£500.00 per annum. This is to be revised annually.
This covers shared areas for maintenance.

VAT

This property has not been elected for VAT.

EPC

EPC rating D

Viewings

Strictly by prior appointment with sole agents Maguire Jackson.

Legal Costs

Each party is responsible for their own legal costs.

Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.

Disclaimer

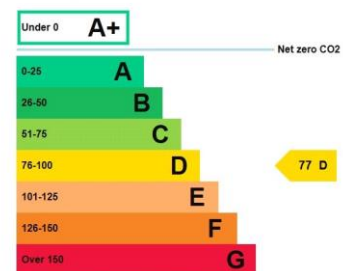
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Maguire Jackson
Registered office: 33 George Street, Birmingham B3 1QG
Registered in England No. 5124751. VAT No. 844855492.



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon