

**Maguire Jackson - George Street Commercial**

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Maguire Jackson™

**Charles Green Residences, 31 Albion Street, Birmingham,  
B1 3EP - £20,000 per annum**



- Prominent corner business unit on long lease
- Brand new development
- Circa of 700 sq ft (65 m2)
- The unit will suit a wide variety and professional businesses
- Jewellery Quarter location

A newly developed shell unit comprising 700 sq ft (65 m2) and with a ceiling height of 16.2 ft (4.95 m) below the brand new Charles Green Residence development in the heart of Jewellery Quarter.

## Description

An excellent new retail or showroom opportunity which might suit owner occupiers or instructions alike. Circa 700 sq ft (65m<sup>2</sup>) with a high ceiling of 16 ft (4.95 m). The high ceiling with potential for a mezzanine floor.

## Location

31 Albion Street is located on the corner with Tenby Street in the heart of Jewellery Quarter, close to local amenities and public transport, with the train station less than a 10 minute walk away.

## Terms

Rental: £20,000 subject to contract.

## Tenure

Lease: 999 years

Ground Rent: Peppercorn

## Service Charge

To be advised.

## Business Rates

To be advised.

## VAT

The property has been registered for VAT.

## Viewings

Strictly by prior appointment with sole agents Maguire Jackson.

## 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  
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