

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

**TWO STOREY
OFFICE PREMISES**

**ST PAULS COTTAGES, 59-60 WATER
STREET, BIRMINGHAM, B3 1EP**



2,163 SQ FT (200.9 SQ M)

- SELF-CONTAINED
- FREEHOLD TITLE
- CENTRAL LOCATION
- VARIETY OF USES (STP)

■
MY BUSINESS SPACE
MY MANAGEMENT
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MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated on Water Street which is accessed off Ludgate Hill. The property is a short walk from Birmingham City Centre and is located within close proximity to Snow Hill Metro Station and New Street Station. The A38(M) Aston Expressway is located approximately 1 mile from the subject premises.

Description

The property is a two storey cottage of traditional brickwork construction surmounted by a pitched slate roof. Internally the offices are arranged over both floors and benefits from carpets, plaster and painted walls and ceilings, gas central heating, network points, a kitchenette & WC facilities.

Accommodation

St Pauls Cottages	SQ FT	SQ M
Area	2,163	200.9
TOTAL	2,163	200.9

Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Energy Performance Certificates

Details available upon request.

Lease

The right hand side on the ground floor is held on a 99 year long lease with effect from 20th March 1980 to E-On. The area contains an electricity substation and briefly provides that any associate of E-On has uninterrupted right to inspect and/or repair the equipment contained in the leased area. Further details upon request.

Tenure

The freehold interest is available at a quoting price of £430,000. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £12,000. Rates payable will be in the region of £5,748 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

We understand that the property is not elected for VAT.

Legal Costs

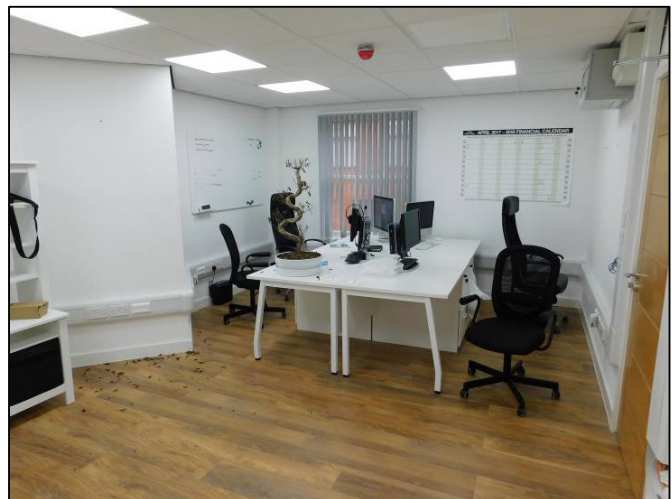
Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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