

Ludgate House, Ludgate Hill, Birmingham, B3 1DX



FOR SALE

Income Producing Freehold Office with Vacant Ground Floor

NIA: 3,643 ft² (338 m²) approx.

Location

The property is situated on Ludgate Hill in Birmingham's Jewellery Quarter an established office location within close proximity to the Central Business District and with numerous leisure and retail facilities close by.

Birmingham city centre is approximately 10 minutes' walk and St. Pauls Square Metro Link is within 5 minutes' walk, running directly to Birmingham Snow Hill Train Station. National motorway access is provided by Junction 6 of the M6 Motorway approximately 2 miles distant.

Description

The property comprises of an imposing three-storey office building, located prominently along Ludgate Hill.

The building is served by a single staircase which provides access to the individual floorplates which comprise briefly:

Ground Floor

Comprises of an open plan office space with WC and kitchen facilities. The ground floor is currently vacant.

First Floor

The floorplate has been partitioned to provide a mixture of open plan and cellular space with WC and kitchen facilities also provided.

Second Floor

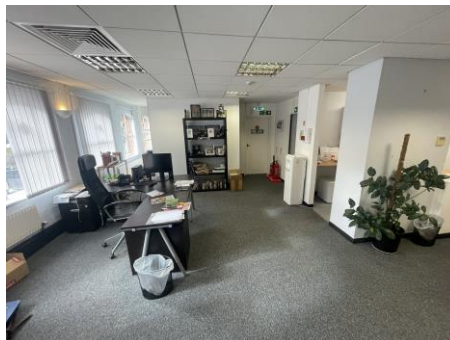
Largely open plan space with meeting room, kitchen, and WC facilities.

All floors benefit from gas-fired central heating, carpet covered flooring, emulsion coated walls and excellent natural light.

A full tenancy schedule is available upon request.

Accommodation

NIA 3,643 ft² (338 M²) approximately.



Terms

We are inviting offers in the region of £850,000 for the valuable freehold interest.

The building is being sold with the benefit of the existing commercial tenancies on the first and second floor elements, which provide a rental income of £40,880.

We anticipate the ERV for the ground floor unit at £20,000 per annum.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Services

We understand that all mains services are available on, or adjacent to the subject premises.

The agent has not tested the suitability or condition of the connections and recommends that all interested parties carry out their own investigations.

Service Charge

A service charge is levied by the current owner in respect of communal cleaning, maintenance, and buildings insurance.

Further information is available upon request.

Energy Performance

Available from the agent.

Viewing

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