

For Sale

Offices

Unit 28,
50-54 St Pauls Square,
Birmingham,
B3 1QS



Approximate gross internal floor area of 490 sq ft

- Self-contained “character suites”
- Unique opportunity to purchase

Location

50-54 is located on the western side of St Paul's Square, facing onto the central square where the Grade I listed "Jewellers Church", St Paul's Church is the impressive centre piece.

St Paul's Square is the last remaining Georgian square in the City and today offers a vibrant place to work, live and socialise. St Paul's Square, with its rolling lawns and tree lined walks, provides a rare tranquil green space in the City Centre.

Description

50-54 comprises a period, three storey, Grade II listed building of traditional brick-built construction beneath a pitched lined roof and arranged around an attractive central courtyard. Access to the courtyard is off a central pedestrian archway from St Paul's Square.

The suites are completed to a high standard and include redecoration throughout, perimeter trunking and carpets. The suites have their own kitchen and WC facilities.

Accommodation

The unit extends to 490 sq ft.

Tenure

The suites are held on separate ground leases for 999 years from 2014. The ground rent is £150 per annum with RPI increases every 25 years. Further details available from the agents.

Price

£125,000 for the long leasehold interest.

Service Charge

Further details available from the agent.

Rates

The suite has a rateable value of £3,600 with rates payable of £1,768 per annum (2019/2020).

If your company qualifies for small business rates relief, the individual suites may be excluded from the payment of business rates. Further details available from the agent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

The property is registered for VAT so VAT is payable on the purchase price and service charge.

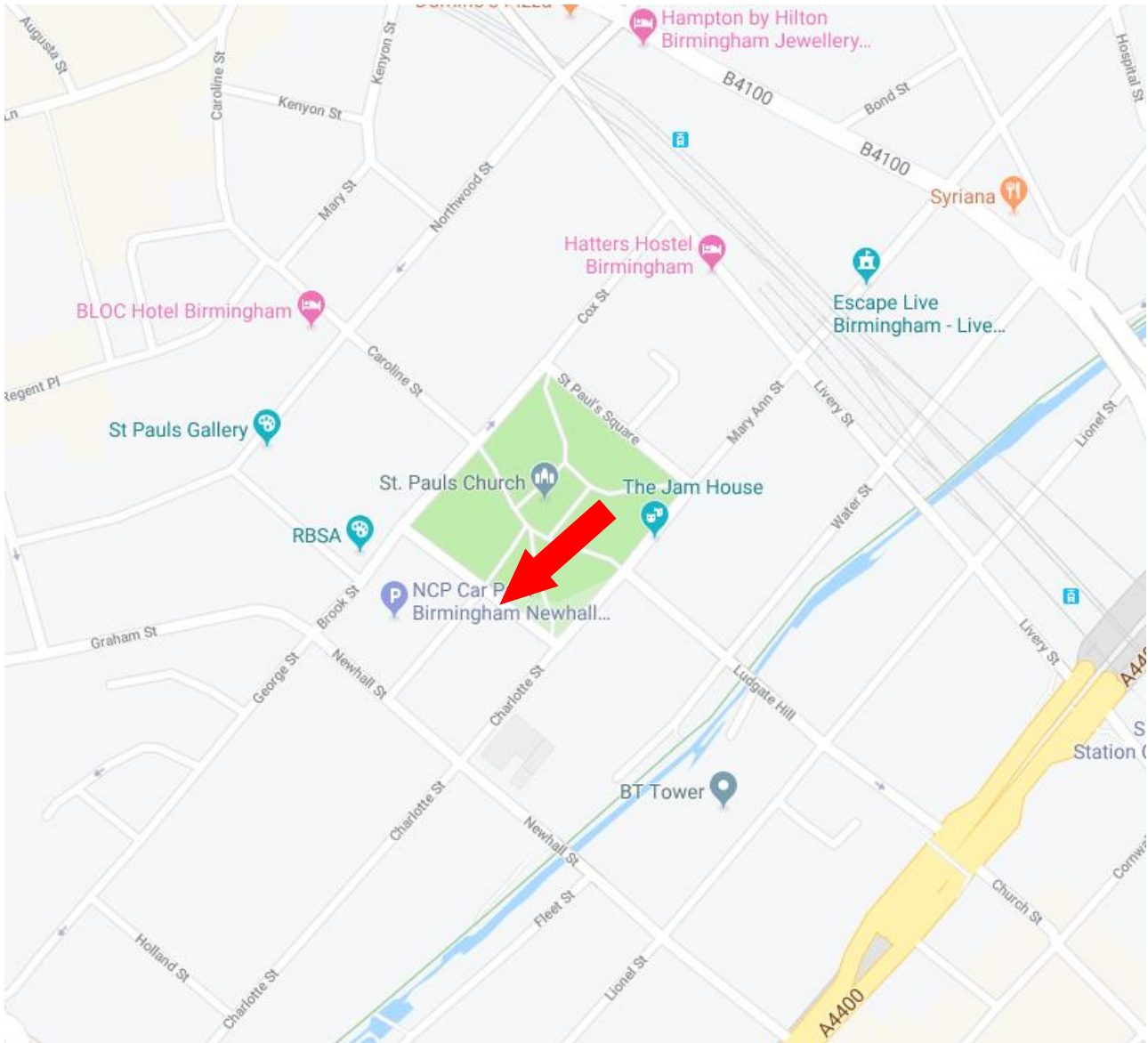
Viewings

Strictly by prior appointment with the agent.

Malcolm Jones

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Misrepresentations Act

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