

32-35 Water Street, Jewellery Quarter, Birmingham, B3 1HL



FOR SALE

Self-Contained Unit Split Over Ground and Lower Ground

Net Internal Area: 1,200 ft² (111.48 m²) approx.

Location

The property is located along Water Street, off Ludgate Hill in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The location is only a few yards from the attractive St Pauls Square, as well as being within a 5-minute walk of Birmingham City Centre and Snowhill Train/Metro Station.

Description

The property comprises a self-contained unit within the award-winning Rifle Maker development.

The property is accessed off Water Street via a glazed reception area with counter and storage.

A single set of stairs lead to the lower ground floor which comprises mainly open plan accommodation which has been split in part via brickwork to create some character areas and was formerly occupied by a hair salon.

The space has been stripped back to exposed brick walls and concrete flooring. The unit further benefits from some striking original features and character lighting.

Accommodation

Ground Floor Lobby - 100 ft² (9.29 m²)

Lower Ground Floor - 1,100 ft² (102.19 m²)

Price

Offers in excess of £150,000 are sought, subject to contract.

Tenure

The property will be sold with a part share in the freehold interest and management company.

Planning Use

We understand the property is allocated under Use Class E and has formally been occupied as a café and hair salon.

All interested parties are advised to make their own enquiries to Birmingham City Council Planning Department.

VAT

All prices quotes are exclusive of VAT, which we understand is payable.

Services

The property has the benefit of mains electricity, water and drainage.

Legal Fees

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

Availability

The property is immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the sole selling agent Siddall Jones on **0121 638 0500**

