

## Unit 2 The Quadrant, Birmingham City Centre, B1 2PE



**FOR SALE**

Ground Floor Commercial / Retail Premises

Net Internal Area: 947 ft<sup>2</sup> (88 m<sup>2</sup>) approx.

### Location

The property is situated fronting Summer Hill Road at its junction with Summer Hill Street close to Paradise Circus and providing easy access to the A38 at Great Charles Street.

The property lies within walking distance of Birmingham City Centre, Arena Birmingham (formerly the NIA) and Brindley Place as well as the Jewellery Quarter via Newhall Hill.

The A38 allows direct access to the national motorway network at Junction 6 (Spaghetti Junction) and to the wider motorway network including M42, M5 & M40.

### Description

The property comprises a newly constructed ground floor commercial unit with substantial frontage to Summer Hill and return aspect along the side elevation.

The units benefit from glazed frontages and are only a short walk into Birmingham City Centre and the historic and vibrant Jewellery Quarter.

The commercial unit will be finished to a shell and core condition.

### Accommodation

**Total (NIA) - 947 ft<sup>2</sup> (88 m<sup>2</sup>) approx.**

### Price / Tenure

The property is available to purchase at £99,000 exclusive.

The property is held on a new 150-year lease and will be subject to an annual ground rental of £250.

### VAT

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

### Service Charge

A small service charge will be payable in respect of the maintenance and upkeep of the communal areas.

### Services

We understand that electricity and water services will be available on or adjacent to the unit.

### Energy Performance Certificate

Available upon request from the agent.

### Planning Use

We understand that the unit has planning permission under use classes B1a (Offices), A1 (Retail) and A2 (Financial & Professional Services) but would advise all interested parties to make their own independent enquiries with the planning department.

### Legal Costs

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

### Availability

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

### Viewings

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

