

## **Unit 3, 8-14 Hylton Street, Birmingham, B18 6HN**

**Asking Price: £220,000**



- Ground floor
- 905 sq ft (84 m<sup>2</sup>)
- Self-contained
- Parking space available by separate negotiation
- Jewellery Quarter location

A self-contained raised ground floor office in an attractive period conversion comprising 84 sqm (905 sq ft).

## Location

The property is located on Hylton Street in the heart of Birmingham's Jewellery Quarter. Hylton Street is in close proximity to Great Hampton Street (A41) leading directly to A38M and the national motorway network. The Jewellery Quarter railway and metro station is situated on Vyse Street 200 yards away.

## Description

A self-contained ground floor office in an attractive period conversion comprising 84 sqm (905 sq ft).

## Terms

Asking price: £220,000.

A parking space is available by separate negotiation, asking £15,000.

## Tenure

Long lease plus a share of freehold.

## VAT

We understand that the property has not elected for VAT

## EPC

EPC rating E.

## Viewing

Strictly by prior appointment through Sole Agents Maguire Jackson

## Legal Costs

Each party is to be responsible for their own legal costs.

## Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.

*Please note: The photographs show the property before the current tenancy. The property is being offered with vacant possession.*

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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