

Regency Place, Sandpits, Birmingham, B1 3QH



FOR SALE

New Build Commercial Premises

Net Internal Area: 2,174 ft² (202 m²)

Location

The property is situated on Sandpits close to its junction with Paradise Circus which provides easy access on to A38 at Great Charles within close proximity of Birmingham City Centre, Arena Birmingham (formerly the NIA) and Brindley Place.

The A38 allows direct access via Junction 6 (Spaghetti Junction) M6 to the wider motorway network including M42, M5 & M40.

Description

The property comprises a large open plan commercial unit beneath a newly constructed residential block within Birmingham City Centre.

The subject unit benefits from a glazed return frontage to both Edward Street and Sandpits and is a short walk into Birmingham's Jewellery Quarter.

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

Accommodation

Total (NIA) - 2,174 ft² (202 m²) approximately

Price / Tenure

An asking price of £315,230 is sought, subject to contract.

The property is available to purchase on a new 125-year lease and will be subject to an annual ground rental of £250.

VAT

All figures quotes are exclusive of VAT which may be payable.

Service Charge

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



Planning Use

We understand that the unit has planning permission under use classes B1a (Offices), A1 (Retail) and A2 (Financial & Professional Services).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Services

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

The agents have not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

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

Energy Performance Certificate

Available upon request from the agent.

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

