

## **61 Albion Street, Birmingham, B1 3EA**

**Guide Price: £395,000**



- Freehold
- Three storey Grade II listed property with basement
- Circa 2,861 Sq ft (265.8 m2)
- Currently workshops, but with enormous potential for conversion stp.
- Heart of Jewellery Quarter

Currently the workshop and offices are occupied by an established firm of jewellers, who are downsizing after 161 years.

---

**Description**

A rare largely untouched three storey jewellers' office and workshop premises with basement plus a two storey rear extension. Circa of 2,861 sq ft (265.8 m<sup>2</sup>). The Grade II listed building was built in 1839 the property is a part of a listed terrace of three quarter houses with entrance halls serving two more dwellings which latterly had rear extensions added. Number 61 had the extension added in 1875.

The immediate joining properties have been converted in recent years into live / work and fully residential apartments. Close by on the same terrace is JW Evans, a former jewellery manufacturer, now owned by English Heritage.

**Location**

Albion Street is located close to Frederick Street in the heart of Jewellery Quarter. The Jewellery Quarter railway and metro station is found within a 10 minutes' walk away.

**Tenure**

Freehold  
£395,000

**Business Rates**

Rateable Value:

Ground floor and front - £2,300

Workshops and Premises - £6,200

**VAT**

We understand that this property has not been elected for VAT.

**Legal Costs**

Each party is responsible for their own legal costs.

**EPC**

EPC rating E.

**Viewings**

Strictly by prior appointment with sole agents Maguire Jackson.

**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.

**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.

Maguire Jackson  
Registered office: 33 George Street, Birmingham B3 1QG  
Registered in England No. 5124751. VAT No. 844855492.