

Maguire Jackson - George Street Commercial

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Maguire Jackson™

63 St Pauls Square, Birmingham, B3 1QS

£33,500 per annum



- Available immediately
- Well-presented ground floor cafe
- Circa 852 sq ft (79.15 m2)
- Prominent Jewellery Quarter location

A well-presented grade II listed former bank premises, ground floor and basement comprise circa 852 sq ft (79.15 m2). Currently a busy cafe with alcohol licence, which has been trading for 10 years. This property has potential for business improvement.

Location

63 St Pauls Square sits on the corner with Ludgate Hill in the increasingly popular Jewellery Quarter, a mixed location for business and entertainment.

Description

A ground floor premises at 53.47 sq ft plus a basement for storage and office space at 25.68 sq ft. The business can be readily enhanced by stretching the opening hours or can also be converted into a new venture.

Price

Lease from £33,500 per annum. Inside LTA 54'. New 10 year lease with break clause and rent review in 2031.

Premium of £180,000 sought for business and its contents included. Trading information available upon request.

Business Value

Rateable value of £13,000 per annum

VAT

To be confirmed.

EPC

To be confirmed.

Legal Costs

Each party is responsible for their own legal costs.

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
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