

## **4 Warstone Mews, Birmingham, B18 6JB**

**Asking Price: £350,000**



- Freehold with Live - Work consent
- Ground floor office / workshop space with good studio living space on first floor
- Circa 596 sq ft (55.37 m<sup>2</sup>)
- Shared driveway with one car parking space

An attractive rare live - work freehold property, located in the very heart of Jewellery Quarter with frontage to Warstone Mews and Northampton Street. Suitable for Jewellers or other professions.

## Description

This property comprises two floors, arranged as two offices on the ground floor with an open plan studio living reception room and a separate kitchen on the first floor. Allocated car parking space for one car.

## Location

Warstone Mews is located within a parade of retail units, set back from Warstone Lane with additional frontage to Northampton Street, in the heart of Jewellery Quarter. Easy links to public transport with less than a 10 minute walk to the Jewellery Quarter train station.

## Terms

Freehold £350,000

## Business Rates

Rateable value: £8,700.

## EPC

EPC rating - to be advised

## Viewings

Strictly by prior appointment with sole agents Maguire Jackson.

## Legal Costs

Each party is 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.

## 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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