

**The Big Peg, JQ Modern, 9-10 Warstone Lane,  
Birmingham, B18 6NF**

**£30,000 per annum**



- Modern showroom with 31ft of frontage
- Circa 1244 sq ft (115.59 m2)
- Heart of Jewellery Quarter

A fabulous modern showroom located under The Big Peg on Warstone Lane, at the heart of Jewellery Quarter with an additional workshop / office and kitchen. This property was recently refurbished and fitted to a very high standard and further benefits from excellent security, glazing, smoke and shutters.

## Description

A modern and a very well presented showroom with a workshop / office space and kitchen. Boasting with floor to ceiling windows and a 31ft long show frontage. The property benefits from an alarm system, roller shutter front and a rear access.

## Location

The Big Peg was constructed at the southern end of Vyse Street and with frontage to Warstone Lane and opened in 1971, positioned at the heart of Jewellery Quarter close to the clock tower.

## Terms

£200,000 for the premium

## Business Rates

Ratable Value - to be confirmed

## EPC

EPC rating - to be advised.

## VAT

This property has been elected for VAT.

## 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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