

## Preliminary Particulars

### **60-64 Livery Street, Birmingham, B3 1HA**

**Asking Price: £1,025,000 subject to contract**



- Canal side Freehold
- 4879 sq ft (453.16 m2) over principle two floors plus smaller lower floor
- Former yoga studio, but with potential for alternative uses.
- Location close to Snow Hill Station

A handsome two-story warehouse building, now needing work, located in a fast improving Jewellery Quarter location close to Snow Hill station. Currently largely stripped out, the space offers a rare chance for a personalised fit out.

### Description

The property now needing refurbishment, benefits from a large studio floor with vaulted ceiling currently hidden by suspended ceiling. The property has potential for alternative uses subject to planning.

### Location

60 - 64 Livery Street is situated close to the Lionel Street Junction. Easy pedestrian access in the City core and St Pauls Square with ready car access onto the A38.

### Accommodation

4879 sq ft (453.16 m<sup>2</sup>) over two floors including the lower floor (55 m<sup>2</sup>) at canal level and loading bay to Livery Street.

### Price

Price sought in the region of £1.025M subject to contract.

### Tenure

Freehold

### VAT

To be confirmed.

### Business Rate

Rateable Value at:

First floor - £15,000

Ground floor - £20,750.00

Currently payable at 55p to the £.

### 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.

Maguire Jackson

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