

## **18 Albion Street, Birmingham, B1 3ED**

**Guide Price: £210,000**



- Ground Floor office/retail space
- 624 Sq Ft (58 m2)
- Parking included
- Jewellery Quarter Location

A handsome and well fronted retail or office space on the ground floor. This self-contained property comprises 624 sqft (58 m2) on the corner of Albion and Tenby Street with parking included.

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## Location

The subject property is located on the ground floor of The Orb development on Albion Street within Birmingham's Jewellery Quarter. Albion Street is close proximity to Icknield Street forming Birmingham's inner ring road. The Jewellery Quarter railway and metro station is found just 10 minutes' walk away.

## Description

A handsome and well fronted retail or office space on the ground floor. This self-contained property comprises 624 sqft (58 m2) on the corner of Albion and Tenby Street with parking included.

## Terms

Offers are invited in the region of £210,000

## VAT

We are advised that the property is elected for VAT

## Service Charge

To be advised

## Business Rates

The rateable value of the unit is £8,100

## Viewings

Strictly by prior appointment via Sole Agents Maguire Jackson

## Legal Costs

Each party to be responsible for their own legal costs

## EPC

Available upon request

## 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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