

Maguire Jackson - George Street Commercial

Maguire Jackson, 33 George Street
Birmingham, B3 1QG

T: 01216341520

E: bham@maguirejackson.com

Maguire Jackson™
BIRMINGHAM

**Unit 3, Caroline Point, Caroline Street, Jewellery Quarter,
Birmingham, B3 1UF**
Asking Price: £130,000



- First Floor
- Self-contained office
- Parking available at additional cost
- Jewellery Quarter location

A well-presented long leasehold self-contained first floor office comprising 60 sq. m (645.84 sq. ft). Located close to St Paul's Square in the heart of the Jewellery Quarter. Parking available at an additional cost.

Location

Caroline Point is located on a prominent corner of Caroline Street just 200 metres away from St Paul's Square, within the vibrant Jewellery Quarter. The location is an up-and-coming business region in an attractive location with a number of excellent bars and restaurants.

Description

Caroline Point is a contemporary development of 14 individual self-contained office units. This attractive four storey building is sympathetically designed within the Jewellery Quarter Conservation Area. Caroline Point is only a 15 minute walk from Birmingham City Centre. This self-contained unit is located on the first floor overlooking Regents Parade, and benefits from a WC and kitchenette

Accommodation

Unit 3 60 Sq m. (645.84 Sq Ft.)

Terms

Offers sought on £130,000 All on Long Leasehold with circa 980 years remaining Parking available at an additional cost of £12,000

Business Rates

The property benefits from Small Business Relief

VAT

To be advised

Service Charge

To be advised

Viewings

Strictly by prior appointment with Maguire Jackson

Legal Costs

Each party is 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
Registered office: 33 George Street, Birmingham B3 1QG

