



RENT
£30,000

(per annum) Subject to Contract



RATEABLE VALUE
£10,250



EPC RATING
D



61 Water Street

Jewellery Quarter, Birmingham, B3 1HN

Leasehold | Two Storey Office Building | 2,852 Sq Ft (265 Sq M)



**TO LET/
FOR SALE**



Location

The property is situated on the southern side of Water Street, within a very short walking distance of the popular St Paul's Square, and close to the main city centre/Colmore Row business district, which lies to the other side of the A4400 ring road.

Within the immediate vicinity of the property are various uses including new residential flats. Immediately to the rear boundary of the property is the Birmingham canal.



Description

61 Water Street comprises a two storey building with brick elevations.

The specification includes:

- Reception area.
- Open plan.
- Carpeted floors.
- Comfort cooling.
- Perimeter trunking.
- Meeting rooms.
- WC accommodation.



Accommodation

The accommodation has been measured on a Net Internal Area basis. The approximate area comprises:

Floor	Sq Ft	Sq M
Ground	1,576	146
First	1,276	119
Total	2,852	265



Amenities



24/7 Access



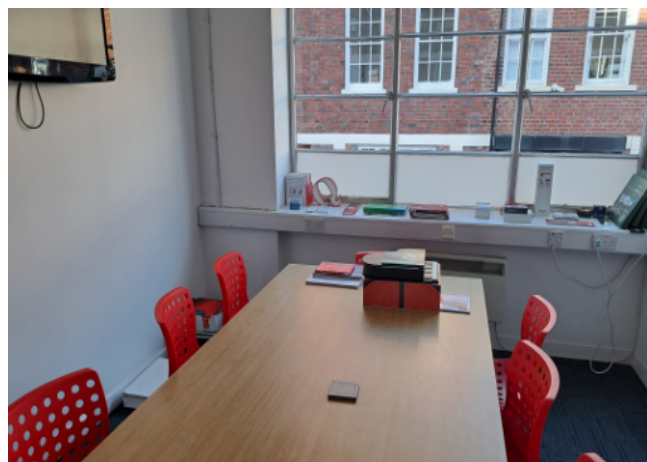
Open Plan



Kitchen



Meeting Room





Further information

Tenure

The property is currently held on a long leasehold interest, which expires 24 March 2034.

Rent

£30,000 per annum exclusive of VAT. Subject to Contract.

Sale Price

Offers invited in excess of £200,000 plus VAT for the long leasehold interest, which expires on 24 March 2034. Subject to Contract.

Business Rates

Rateable Value: £10,250.

The occupier will be responsible for paying Business Rates direct to the local authority.

The occupier might be liable for Small Business Rates Relief.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is D 100.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting/sale.

Anti Money Laundering

The successful tenant or purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

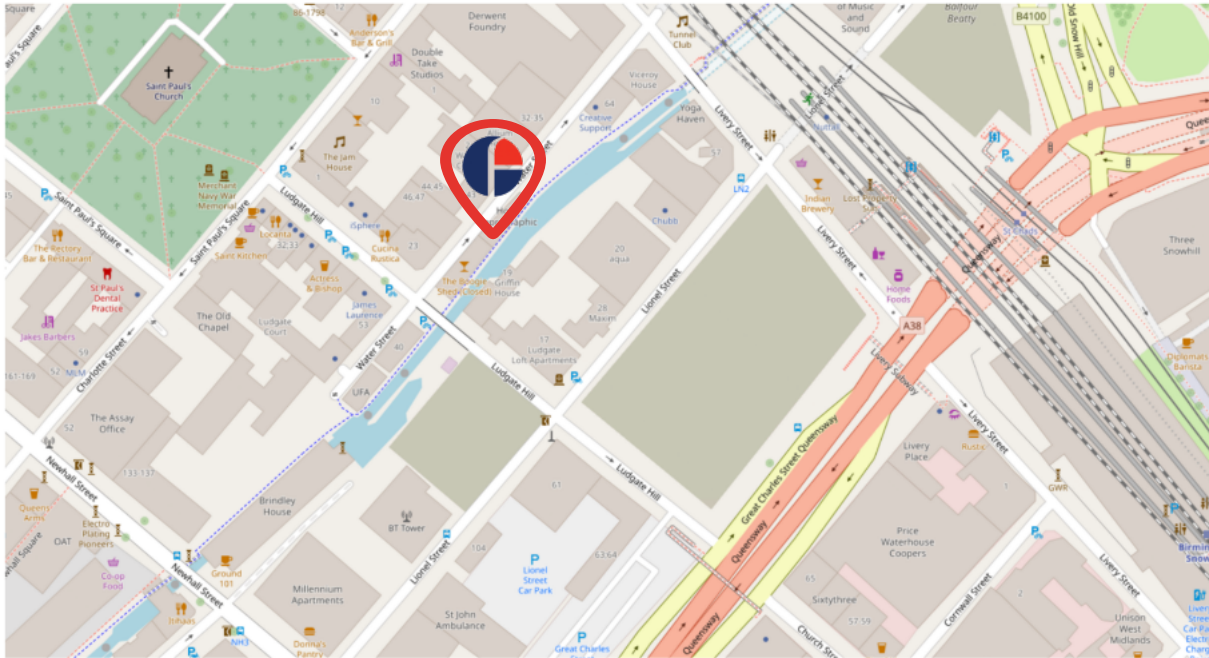
The property is not elected for VAT.

Viewings

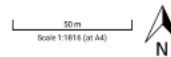
Strictly by prior arrangement with the sole agent.



61 Water Street, Birmingham



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Approximate Travel Distances



Locations

- Birmingham city centre - 0.3 miles
- St Paul's Square - 0.1 miles
- M5 Junction 3 - 7.1 miles



Nearest Station

- Jewellery Quarter - 0.9 miles



Nearest Airport

- Birmingham International - 13.9 miles



Viewings



Charles Warrack



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07977 512 965



Email



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Particulars dated November 2023. Photographs dated November 2023.

