

28 St Paul's Square, Birmingham, B3 1RB



TO LET

Prominent Retail/Office Space Overlooking St Pauls Square

Total (NIA): 1,485 ft² (138 m²) approx.

Location

The property occupies a prominent position overlooking St Pauls Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

St Paul's Square lies to the west of Ludgate Hill which in turn adjoins Great Charles Street Queensway providing ring road access to the City Centre and A38(M) Aston Expressway which links to J6 of the M6 approximately 2 miles distant.

Snowhill and New Street rail stations are both within walking distance and several bus services are located close by.

Description

The property comprises a characterful commercial space arranged over ground and lower ground floors, being linked by a feature steel spiral staircase towards the rear corner of the property.

The ground floor unit benefits from an open plan feel with large feature windows providing excellent natural light.

The space has been fitted to an extremely high standard with tiled flooring, feature LED lighting, emulsion coated walls, newly installed CCTV, and door access system.

The lower ground floor is predominately open plan with a separate open section off the main gallery.

WC and fitted kitchen facilities are also provided at this level.

Accommodation

Total (NIA) 1,485 ft² (138 m²) approx.

Rental / Terms

The property is available to let on a new lease, with length to be agreed, at £24,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which may be payable.

Planning Use

We understand the property has planning consent under Use Class E (Retail) but would advise all interested parties to make their own enquiries.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

