

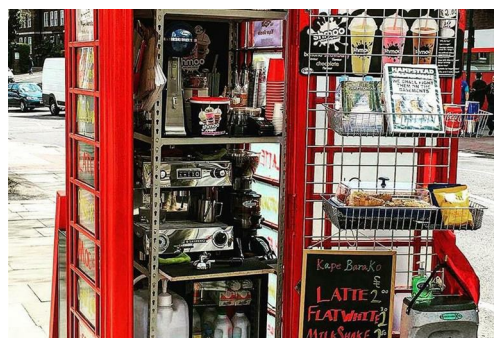


**Eden Place, Colmore Row, Birmingham,
B3 3PZ**

£20,000 Per annum

An entrepreneurial opportunity.

Four listed former telephone boxes located in a prominent position, just off Colmore Row in the heart of Birmingham's professional core. Each box has power and water.



Location

Eden Place Is situated off Colmore Row close to Victoria Square. The location is attractive with footfall from many surrounding businesses plus the Art College nearby.

Description

Four freestanding telephone boxes having the opportunity to trade as coffee, waffle or sandwich units but also suitable for other entrepreneurial ideas.

Accommodation

Each box is 36 Sq Ft and have independent power and water supply

Terms

Leasehold. Offers sought on £20,000 per annum

Legal Costs

Each party to be responsible for their own legal costs

VAT

Vat is not applicable to the rent

Service Charge

To be advised

Business Rates

To be advised

Viewing

Strictly by prior appointment with Maguire Jackson

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(17-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

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