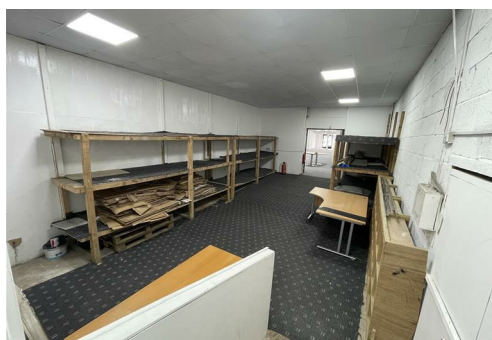




**Unit 2A, 32-34 Constitution Hill,
Birmingham, West Midlands, B19 3JT**

£20,000 Per annum

Spacious ground floor premises measuring 2205 sq ft in a fast improving gateway location close to the City Centre. Suitable as a showroom or alternative use subject to planning.



Location

Set in a prominent position on Constitution Hill which is the main route into Birmingham City Centre. St Paul's Square and many of the bars and restaurants are within walking distance.

Description

Spacious open ground floor unit., featuring suspended ceilings, fluorescent strip lighting, a kitchen and WC accommodation. There are metal roller shutters to the front and car parking at the rear. The property further benefits from a large basement.

2205sqft

Use

Retail showroom use
Changes of usage possible subject to planning permission

Tenure

Flexible lease term on an IRI basis quoting rent of £20,000 per annum subject to contract

Business Rates

To be confirmed

Legal Costs

Each party to be responsible for their own legal costs

Viewing

Strictly by appointment with Maguire Jackson

VAT

We understand VAT is no elected on the property

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(11-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

For more information please contact:

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Birmingham B3 1QG

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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