

# UNITS 1 & 2 THE COURTYARD, SATURDAY BRIDGE, GAS STREET, BIRMINGHAM, B1 2JP



UNIT 1



UNIT 2

## FOR SALE

### GROUND FLOOR

### OFFICE ACCOMMODATION

**1,330 sq.ft/123.56 sq.m**

- Prime location in terms of office accommodation – within close proximity to Brindley Place/Broad Street/pedestrianised retail centre/central business district.
- Gated/secure courtyard, providing excellent off street car parking.
- Predominantly open span.
- Suspended ceilings/recessed lighting.
- Wall mounted electric panel heaters.



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## LOCATION

The subject premises enjoys direct frontage onto Gas Street, within close proximity to the intersection with Broad Street.

In terms of office accommodation, the location would be considered prime, within close proximity to:

- Brindley Place
- The main pedestrianised retail centre
- Central Business District
- Middle Ring Road/numerous main arterial routes

At present, surrounding areas and Birmingham in general, are benefitting from considerable regeneration/redevelopment – residential/offices/restaurants and bars/retail.

Major infrastructure improvements include the Metrolink system (Broad Street) and HS2.

Ease of access to the national motorway network, via junction 6 of the M6 motorway.

## DESCRIPTION

The subject premises comprise 2, ground floor, relatively modern office facilities.

Benefits include:

- Predominantly open plan
- Kitchen and toilet facilities
- Suspended ceilings/recessed lighting
- Glazed partitioning
- Wall mounted electric heating
- Internal elevations are plastered and painted
- Security grills/shutters

## OFF STREET CAR PARKING

The available off street car parking is shown hatched blue on the attached plan.

## ACCOMMODATION

### Unit 1

730 sq.ft/67.82 sq.m

### Unit 2

600 sq.ft/55.74 sq.m

### Total Accommodation

1,330 sq.ft/123.56 sq.m

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## BASIS OF SALE

Vacant possession.

Separate, ground leasehold interests, commencing 24.06.1999, for a term of 128 years (less 3 days). Fixed peppercorn ground rent. Term unexpired circa, 101 years.

## VAT

VAT is applicable.

## BUSINESS RATES

### Unit 1

**(April 2023 up to April 2026)**

Rateable value **£7,700**

Rates Payable **£3,850**

**(April 2026 - onwards)**

Rateable value **£9,000**

Rates Payable **£4,500**

### Unit 2

**(April 2023 up to April 2026)**

Rateable value **£6,300**

Rates Payable **£3,150**

**(April 2026 - onwards)**

Rateable value **£7,300**

Rates Payable **£3,650**

## MAINS SUPPLIES

Mains electricity (primary), water and foul drainage. No mains gas.

## CONSIDERATION

Offers in excess of **£295,000 (Two Hundred and Ninety Five Thousand Pounds)** are invited.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## For More Information Contact:

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**SMB**  
Stephens McBride

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UNIT 1



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UNIT 2

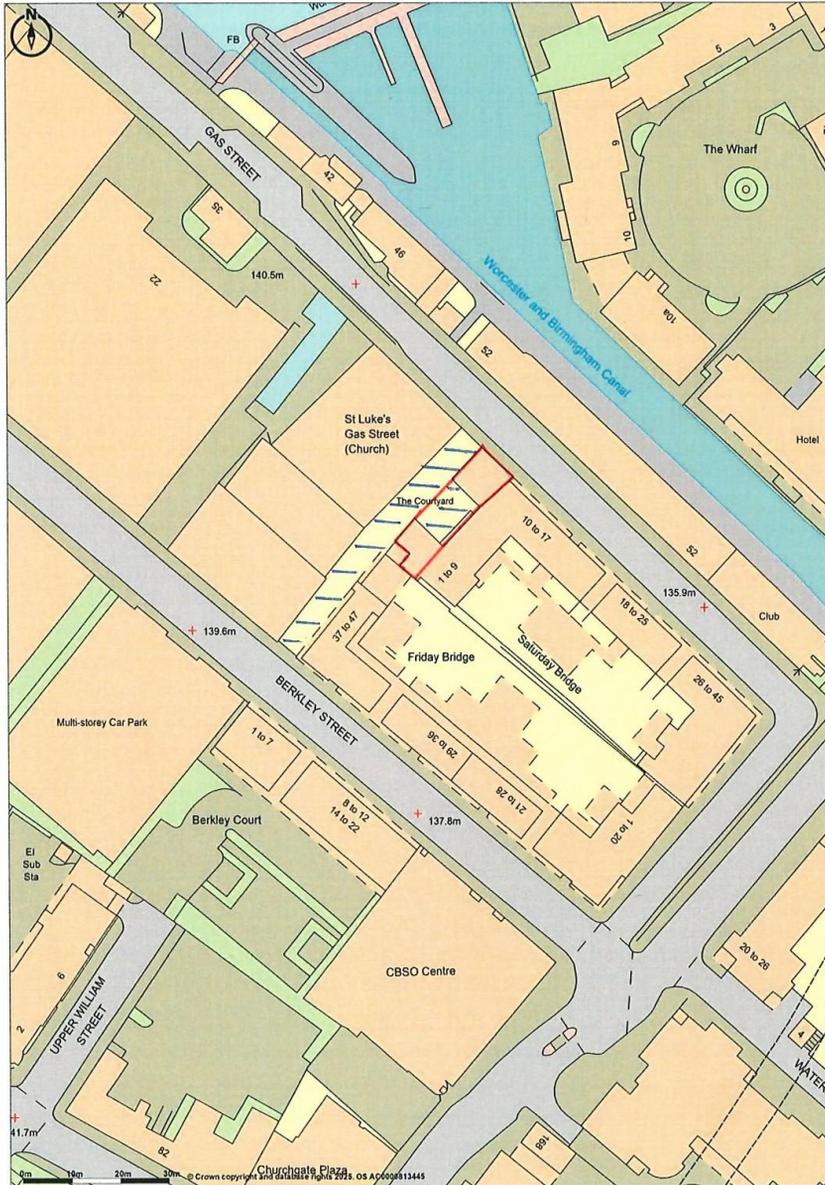


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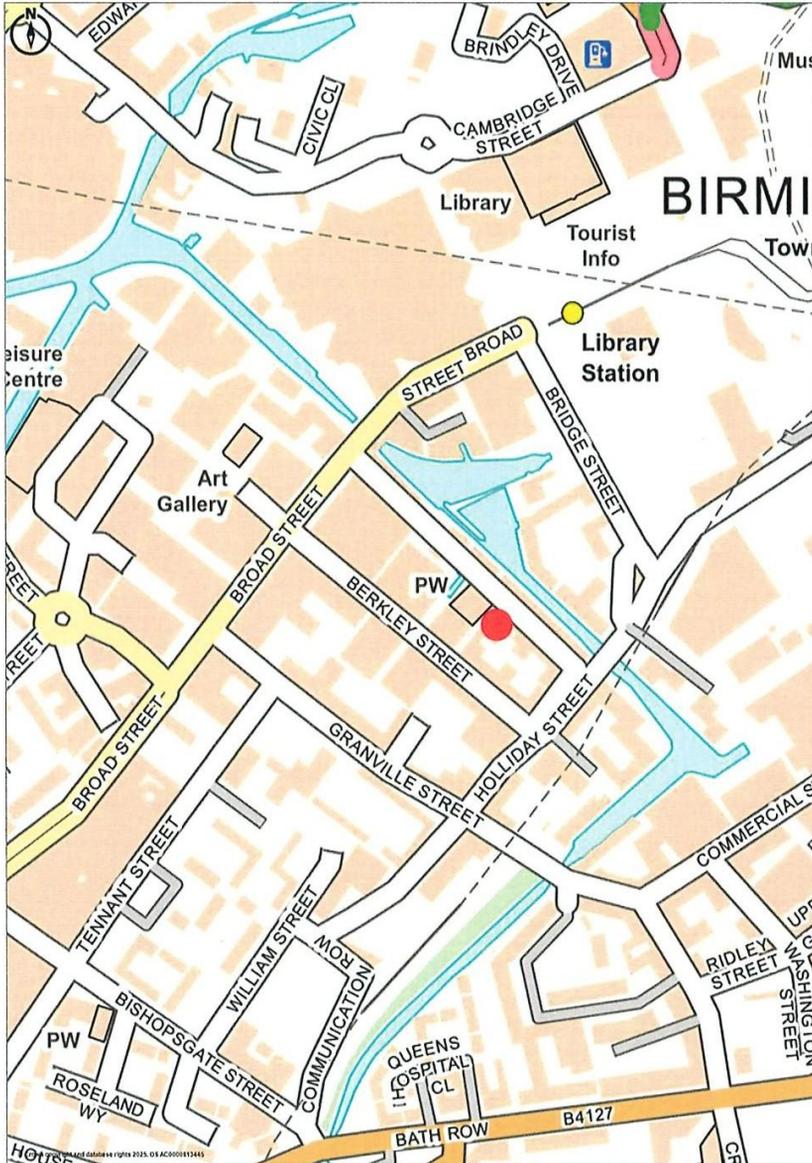
COURTYARD



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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.