

182 Bridge Street West, Birmingham, B19 2YT



TO LET (MAY SELL)

Business Premises Close to City Centre
Net Internal Area: 1,564 ft² (145.29 m²)

Location

The property is situated on Bridge Street West within the Newtown area of Birmingham and providing easy access to the nearby inner ring road at New John Street West (A4540) close to its junction with Summer Lane.

The location provides a direct route to the national motorway network via A38(M) at Dartmouth Circus located 1 mile to the east.

Birmingham City Centre is also within close proximity being only approximately 1.5 miles to the south.

Description

The property comprises a three-storey character office building accessed from Bridge Street West and leading into a reception area with cellular offices, WC and kitchenette facilities throughout.

Externally there is plentiful street parking available within the immediate area.

Accommodation

Floor	Size (ft ²)	Size (m ²)
Ground	357	33.16
First	647	60.10
Second	560	52.02
TOTAL	1,564 ft²	145.29 m²

Rental / Terms

The property is available to let on a new lease with length to be agreed at £10,000 per annum exclusive.

Price / Tenure

Alternatively, consideration will be given to the sale of the freehold interest at £179,000 exclusive.

Service Charge

None Payable.

Rateable Value

We have been advised the property does qualify for Small Business Rates Relief.

Services

We understand that all mains services are available on or adjacent to the subject premises.

Use

We understand the property has planning consent under Use Class: B1 (Business).

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

Legal Costs

Each party are to be responsible for their own legal costs 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**

