

FOR SALE



A Prime City Centre Office Building
54 Newhall Street, Birmingham, B3 3QG

OFFERS BASED ON:
£1,200,000

KEY FEATURES

Prime City Centre Offices

Self-contained, Grade II listed building

Rare freehold opportunity in the city centre

Arranged over four floors and a basement (3,801 sq.ft)

Excellent public transport connections and immediate access to the national motorway network

Primed for refurbishment/redevelopment (subject to planning)

Offers based on: £1,200,000 for the Freehold interest.



LOCATION

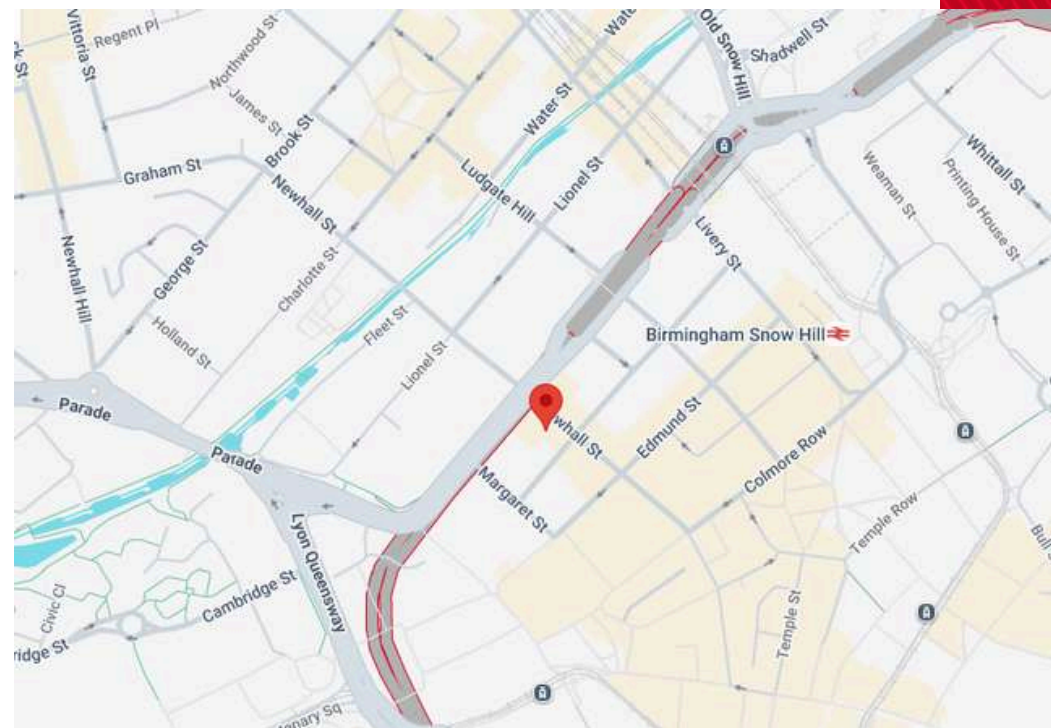
54 Newhall Street occupies a prominent position at its junction with Cornwall Street, in the heart of Birmingham's Colmore Business District, the city's leading professional and financial services quarter. Colmore Row, the Jewellery Quarter and the retail destinations of Grand Central and the Bullring are all within comfortable walking distance, whilst Birmingham's inner ring road at Great Charles Street provides swift access to the A38M and the national motorway network via Junction 6 of the M6.

The property is exceptionally well connected by public transport, with Birmingham Snow Hill Station approximately five minutes' walk away and Birmingham New Street Station with direct services to London, Manchester and Bristol, reachable in around ten minutes on foot.

DESCRIPTION

The property is a self-contained Grade II Listed mid-terrace office building, constructed circa 1900, of brick construction with stone dressings beneath a part slate, part tile roof. Accommodation is arranged over four floors plus a basement.

Internally, the building retains its original cellular layout with painted walls, plastered ceilings and carpeted floors throughout. The property benefits from gas-fired central heating and kitchen and WC facilities on the various floors. The accommodation is in need of refurbishment and improvement throughout.



DEVELOPMENT

The property offers an exciting range of potential development opportunities, subject to the necessary consents. The building has an interesting history, having most recently served as offices for a well-established law firm and originally constructed as a dental practice.

Given its prominent position within the Colmore Business District, the building would lend itself well to a variety of uses including office, residential or other commercial purposes. Interested parties are advised to make their own enquiries with Birmingham City Council's Planning Department regarding any proposed use or development.

ACCOMMODATION

NAME/FLOOR	SQ. FT.	SQ. M.
Basement	780	72.46
Ground	946	87.89
First floor	918	85.28
Second Floor	644	59.83
Third Floor	513	47.66
Total	3,801	353.12



TENURE

Freehold with vacant possession.

PRICE

Offers based on: £1,200,000 for the freehold interest.

RATEABLE VALUE

We have been advised that the current rating assessment is: Rateable value - £43,425 (2026) We recommend that interested parties should make their own enquiries with the local authority.

EPC

The property has an EPC rating of C (69).

LEGAL COSTS

Both parties to bare the cost of their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that VAT is not applicable.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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