INDUSTRIAL, OTHER, RETAIL | TO LET

VIEW ONLINE



BASEMENT AT 3 GREAT HAMPTON STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6AQ

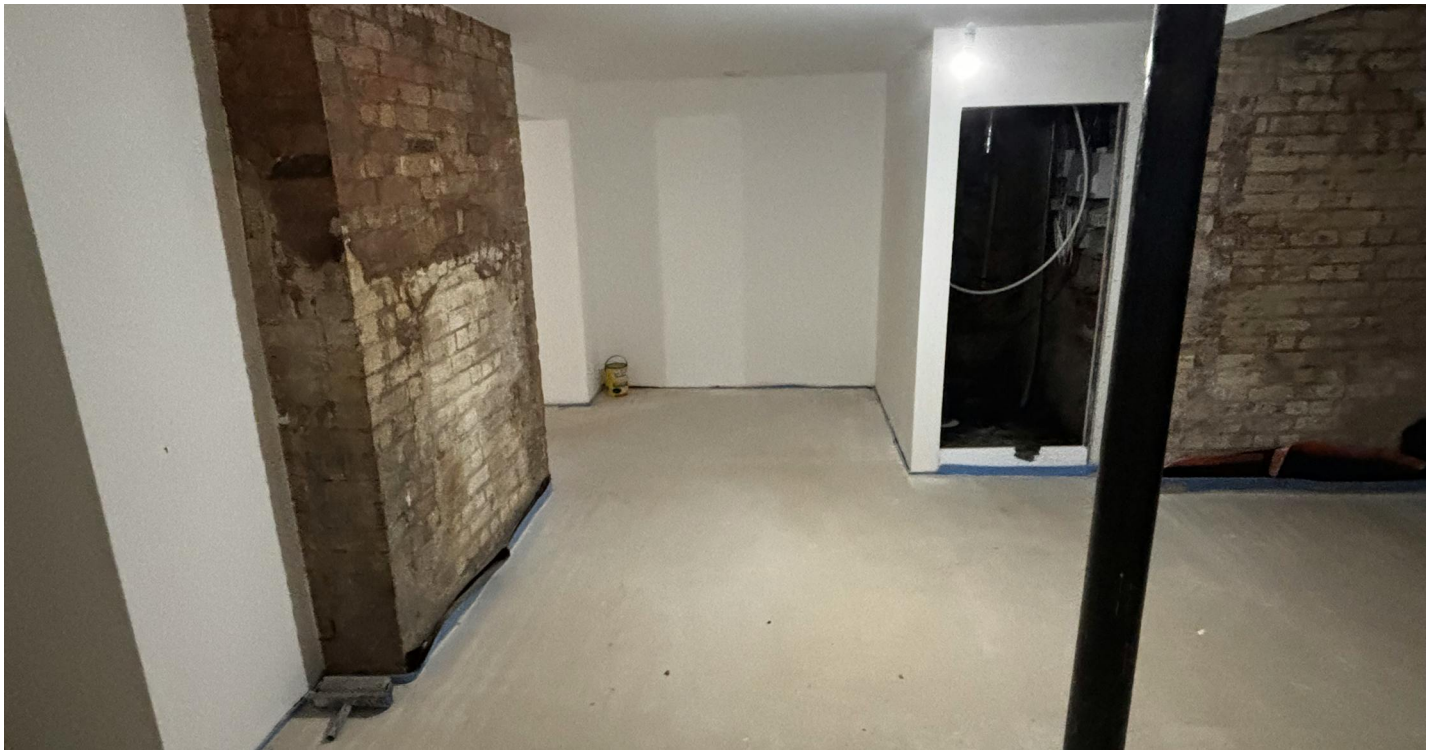
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1,287.00 FT (119.60 M)

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Refurbished Basement Storage Space accessed from Great Hampton Street with Lighting and Ventilation System Installed

- Prime Jewellery Quarter Location
- Fully Refurbished With Ventiliation System
- Small Business Rates Relief Potential





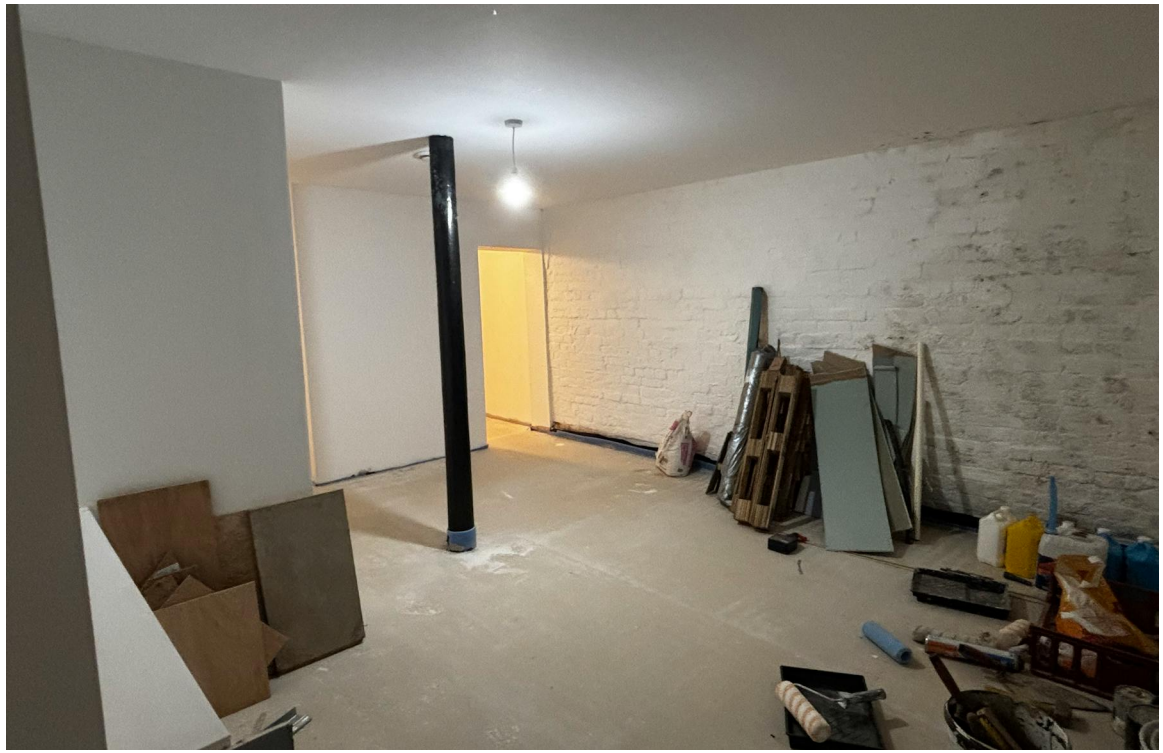
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DESCRIPTION

Accessed from the rear of 3 Great Hampton Street and with its own secure entrance, the extensive basement accommodation benefits from a reasonable ceiling height and has been recently refurbished throughout.

Comprising of 4 rooms of varying sizes, the extensive refurbishment included lining the walls, laying a new floor and bringing in proper lighting and ventilation throughout leaving a space which is clean, bright and usable.

In dealing with the damp of Victorian basements, a damp proof membrane was used on walls and floors throughout, remaining surfaces were treated with lime and a mechanical ventilation system installed allowing the space to be used as a dry storage area for businesses.





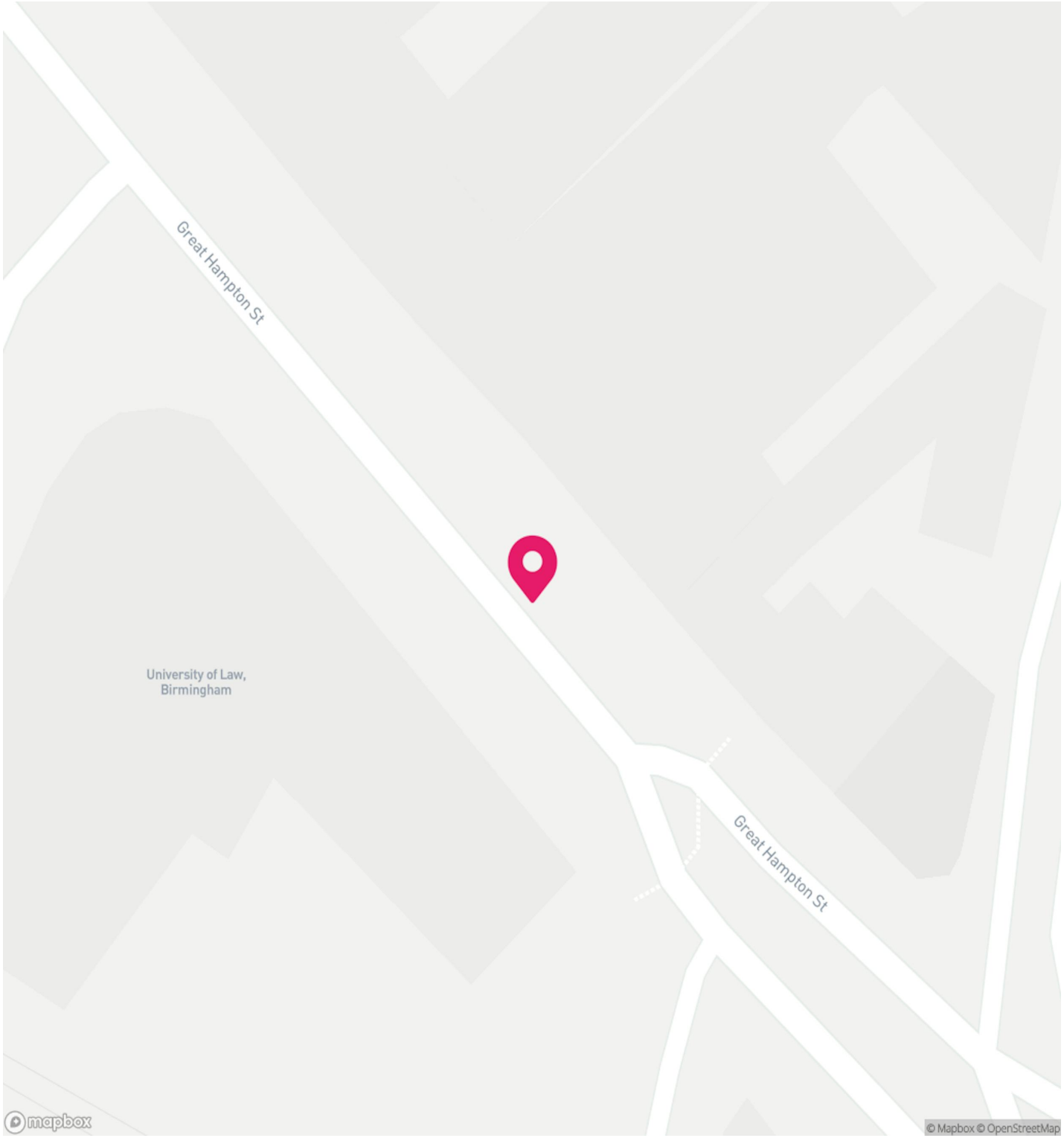
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LOCATION

The Jewellery Quarter is Birmingham's most historically preserved district, which still retains its historic character and indeed many of the Jewellery Businesses that gave it its name. In the last 20 years it has become a small town in its own right with 15,000 residents and over 10,000 workers, and a bustling food and entertainment scene.

Great Hampton Street, is a continuation of Livery Street and is the straight route that forms part of the eastern boundary of the Jewellery Quarter. It is one of Birmingham's busiest arterial routes high volumes of passing traffic and a growing Jewellery Quarter community of residents, businesses and visitors.

Within a 30-minute walk of Great Hampton Street, more than 55,000 students study across Aston University, Birmingham City University's city centre campuses, University College Birmingham and the University of Law one of the largest concentrations of student population in any city outside London.



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THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.

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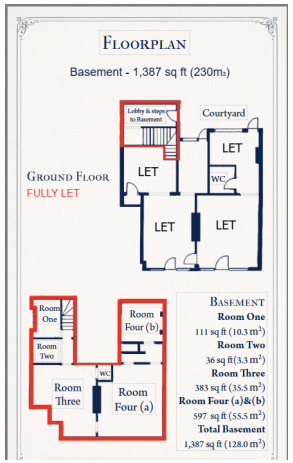






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BASEMENT FLOORPLAN



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TERMS

The basement space is available to let on a new, all-inclusive licence agreement, with length to be agreed at £7,800 per annum (exclusive), to include electricity and service charge.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred during this transaction.

VIEWINGS AND FURTHER INFORMATION

Viewings and further information strictly via the sole agent Siddall Jones.

VAT

Applicable. VAT at the prevailing rate is payable in addition to all rents, licence fees and any purchase price quoted.

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£7,800 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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