



# JEWELLERY QUARTER PROPERTIES TO LET

- ❖ Flexible Terms
- ❖ Competitive Rents
- ❖ Various Sizes

Telephone: 0121 303 3935



ADDRESS OF PROPERTY	Area M <sup>2</sup> / Ft <sup>2</sup>	Rent- Annual	Service Charge (SC)- Annual	Weekly Total (Rent & SC estimated)	Remarks	
<b>HYLTON COURT, HYLTON STREET, HOCKLEY, BIRMINGHAM, B18 6HJ</b>						
First Floor Front & First Floor Rear, Units 12 & 13, 25 Hylton Street, B18 6HJ	70	758	£4,500	£2,661	£138	
First Floor Rear, Unit 21, 31 Hylton Street, B18 6HJ	41	445	£3,000	£1,566	£88	
Ground Floor Rear Unit 5, 27 Hylton Street, B18 6HJ	33	357	£2,500	£1,257	£72	
Second Floor Rear Unit 29, 27 Hylton Street, B18 6HJ	37	403	£2,700	£1,419	£79	
Second Floor Middle Unit 31, 29 Hylton Street, B18 6HJ	20	214	£1,400	£753	£41	
Second Floor Front, Unit 32, 31 Hylton Street, B18 6HJ	19	210	£1,400	£739	£41	
First Floor Middle, Unit 19 & First Floor Rear, Unit 20, 33 Hylton Street, B18 6HJ	40	429	£2,800	£1,510	£83	<b>In need of refurbishment. Incentives offered.</b>

## **ADDITIONAL INFORMATION**

### **Availability**

Properties are immediately available by way of a new tenancy (subject to 6 months notice) or flexible lease terms to suit individual tenant's occupational requirements.

### **Incentives**

Incentives may be available on selected properties, subject to individual discussions with the Lettings Team on 0121 303 3935.

### **Rent**

The rental will be payable quarterly in advance on the usual quarter days by way of direct debit. The City Council also offers its tenants the ability to pay their rent on a monthly basis. At present the City Council does not elect to charge VAT on rents.

### **Repairs**

All accommodation is let in its present condition and the occupiers will be responsible for putting and keeping the interior of the premises in good and tenable repair and condition throughout the term. All external repairs and maintenance, including maintenance of common parts, toilets, etc, are carried out by the Council as Landlord and the cost recovered from the occupier by way of a service charge.

### **Service Charge**

A variable service charge will be levied by the Landlord to cover the costs of maintenance and supervision of common parts including toilets, external repairs and decoration, building insurance, refuse collection, provision of common lighting, heating, etc.

### **Rates**

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509/ 5510/ 5511.

### **Business Rate Relief**

Some tenants may qualify for Small Business Rates Relief and from the 1 October 2010 those eligible can now save up to 100% of non-domestic rates payable on selected properties. To find out if you qualify, please enquire on 0121 303 5509/ 5510/ 5511.

### **User**

We have a variety of properties in the Jewellery Quarter offering different uses, including retail, workshop, office or storage. For specific queries, please contact the Lettings Team on 0121 303 3935.

### **Outgoings**

Occupiers are responsible for all outgoing assessed on their accommodation.

### **References**

Prior to completion, the City Council will carry out a standard credit check and will also require a bank reference to ensure that prospective tenants are able to meet the commitments of new tenancies.

### Grants

There are a number of schemes available to assist new businesses and individuals make the most of their opportunities and it is advised that prospective tenants make their own enquiries to see whether they qualify for any assistance. For more information, please visit

[www.birmingham-chamber.com](http://www.birmingham-chamber.com) (0121 454 6171)

Business Link on telephone 0845 113 1234

Alternatively, please contact Birmingham Enterprise on telephone 0121 359 2221.

### Documentation

Each occupier will be required to complete appropriate legal documentation, which will contain such other clauses and conditions as are normal within Council documents of this nature. Occupiers will be responsible for the payment of the Council's costs incurred in the preparation of the documentation and where applicable any Stamp Duty payable.

### Viewing

For further information or to arrange a viewing, please contact the Lettings Team on 0121 303 3935.

## ADVANTAGES

- Solutions to property problems
- Minimal capital investment
- Avoid legal problems
- Easy for expansion or consolidation
- Encouraging for new ventures
- Easy to move out
- No deposit required

- Begin your business immediately
- Low start up costs
- Easy for new entrants into renting property
- Encouraging for new business startups
- Establish a track record
- Minimal paperwork