

# Jewellery Quarter / Workshop Units - To Let



Ground Floor Rear, 13B, Pitsford Street, Hockley, Birmingham  
B18 6LJ



Size: 424 Sq Ft (39.39 Sq M)

Rent: £4,000 per annum exclusive

Service Charge: £1,198 per annum

## Key Features

- 10-20 minutes walk to all city centre train stations
- Flexible terms, short break options offered
- Generous incentives
- Variety of jewellers and independent traders

### Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
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## Location

The Jewellery Quarter is located within the Birmingham inner ring road and is close to the A41 Great Hampton Street and A38 Aston Expressway which links to the M5 and M6. The area is also served by excellent public transport links via bus services and the Jewellery Quarter rail and tram stations, all within close distance to the properties.

## Description

The Vyse Street/ Pitsford Street block offers a plethora of workshop, office and retail spaces throughout. The Vyse Street section is grade II listed with an abundance of independent businesses. The properties are within a short distance of bus stops, a multi-storey car park and are very close to the JQ train station which brings a high amount of footfall.

## Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020, formerly B1/B8.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## Tenure

The premises are available leasehold. The Landlord may consider the following:  
(i) A periodic tenancy subject to six months notice by either party, or  
(ii) A Tenancy for a term of three years less one day, or  
(iii) A five-year lease (or multiples thereof).

## Rent

£4,000 per annum

## Service Charge:

A Service Charge of approximately £1419 per annum will be payable to cover the cost of additional services provided by the Landlord.

## VAT

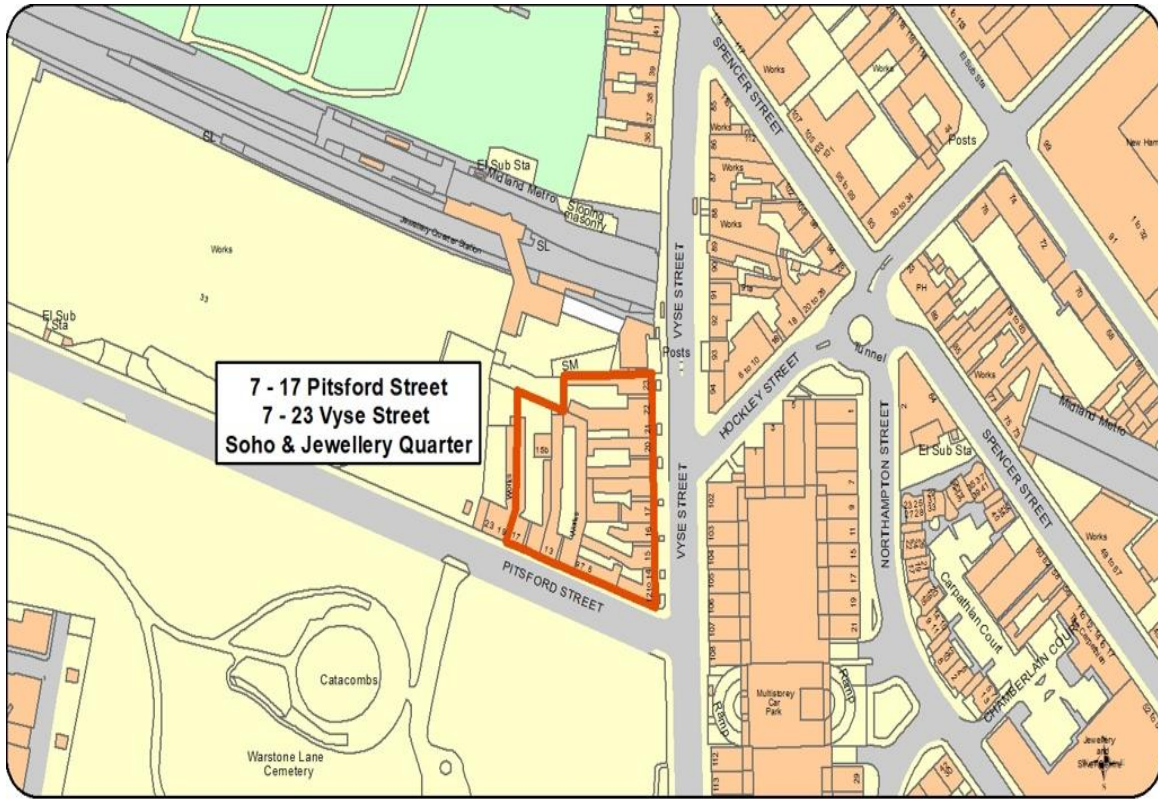
VAT is not applicable to this property.

## Business 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 or 5511.

## Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email [bpslettings@birmingham.gov.uk](mailto:bpslettings@birmingham.gov.uk)



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