

# Jewellery Quarter / Workshop Units - To Let



Second Floor Rear Unit 4, 81 Vyse Street, Hockley, Birmingham  
B18 6HA



Size: 310 Sq Ft (28.8 Sq M)

Rent: £2,500 per annum exclusive

Service Charge: £977.00 per annum

## Key Features

- Centrally located
- Flexible terms
- 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.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
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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

80-82 Vyse Street is a group of 3 properties housing multiple units across three-storeys. There is an offering of retail, office and workshop spaces throughout. The properties are within a short distance of bus stops and the JQ train station.

## Use

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

## 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

£2,500 per annum

## Service Charge

A Service Charge of approximately £977 per annum will be payable to cover the cost of additional services provided by the Landlord

## VAT

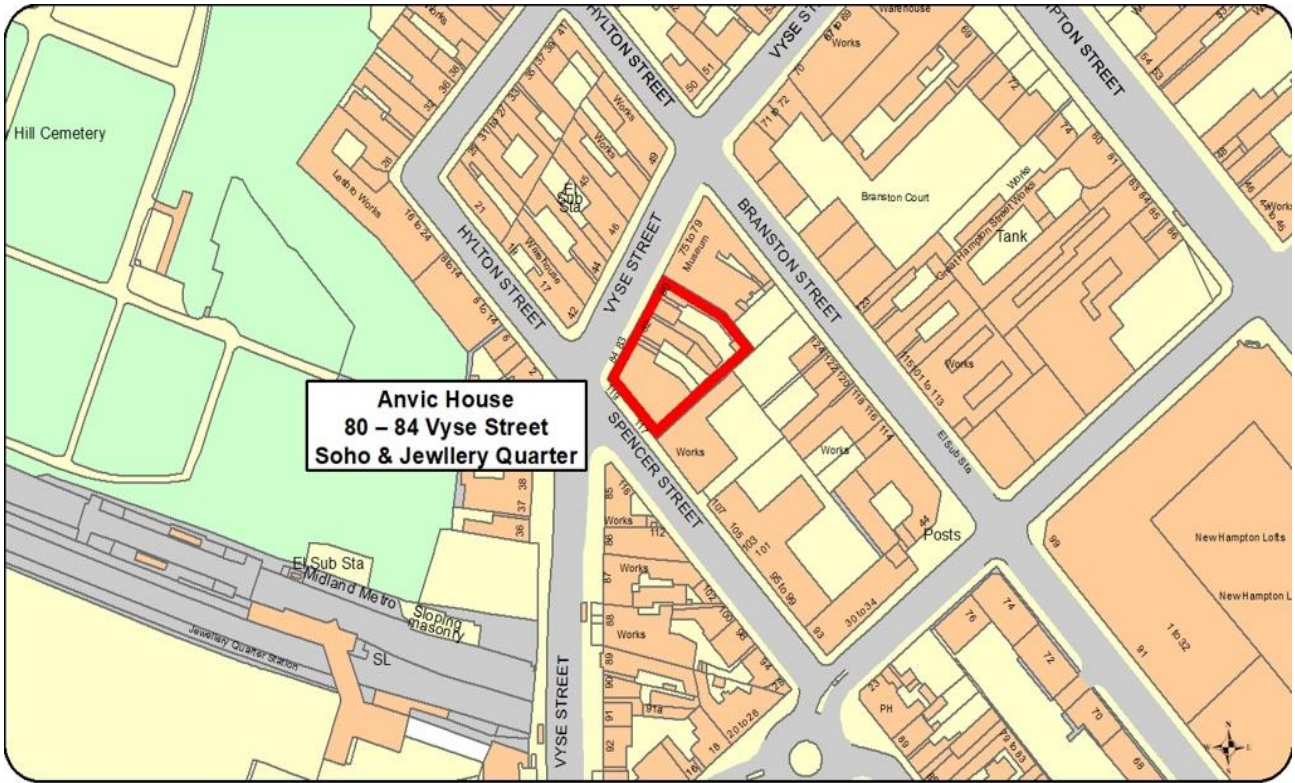
VAT is not applicable to this property.

## Business Rates

Interested parties are able to verify the national non-domestic rates payable and any qualification for Small Business Rates Relief 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)



Anvic House  
80 – 84 Vyse Street  
Soho & Jewellery Quarter

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