

# Jewellery Quarter / Workshop Units - To Let



First Floor Front Unit 6, 38 Vyse Street, Hockley, Birmingham  
B18 6JY



Size: 377 Sq Ft (35.02 Sq M)

Rent: £3,500 per annum exclusive

Service Charge: £1,623 per annum

## Key Features

- Centrally located
- Flexible terms, short break options offered
- Prime location
- 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.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

[birmingham.gov.uk](http://birmingham.gov.uk)

OFFICIAL

Follow us on twitter 

## 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

37/38 Vyse Street is a grade II listed building which offers retail, office and workshop spaces across two-storeys.

The building benefits from being very close to transports links including 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

£3,500 per annum

## Service Charge

A Service Charge of £1,623 per annum will be payable to cover the cost of additional services provided by the Landlord.

## VAT

VAT is not applicable to this property.

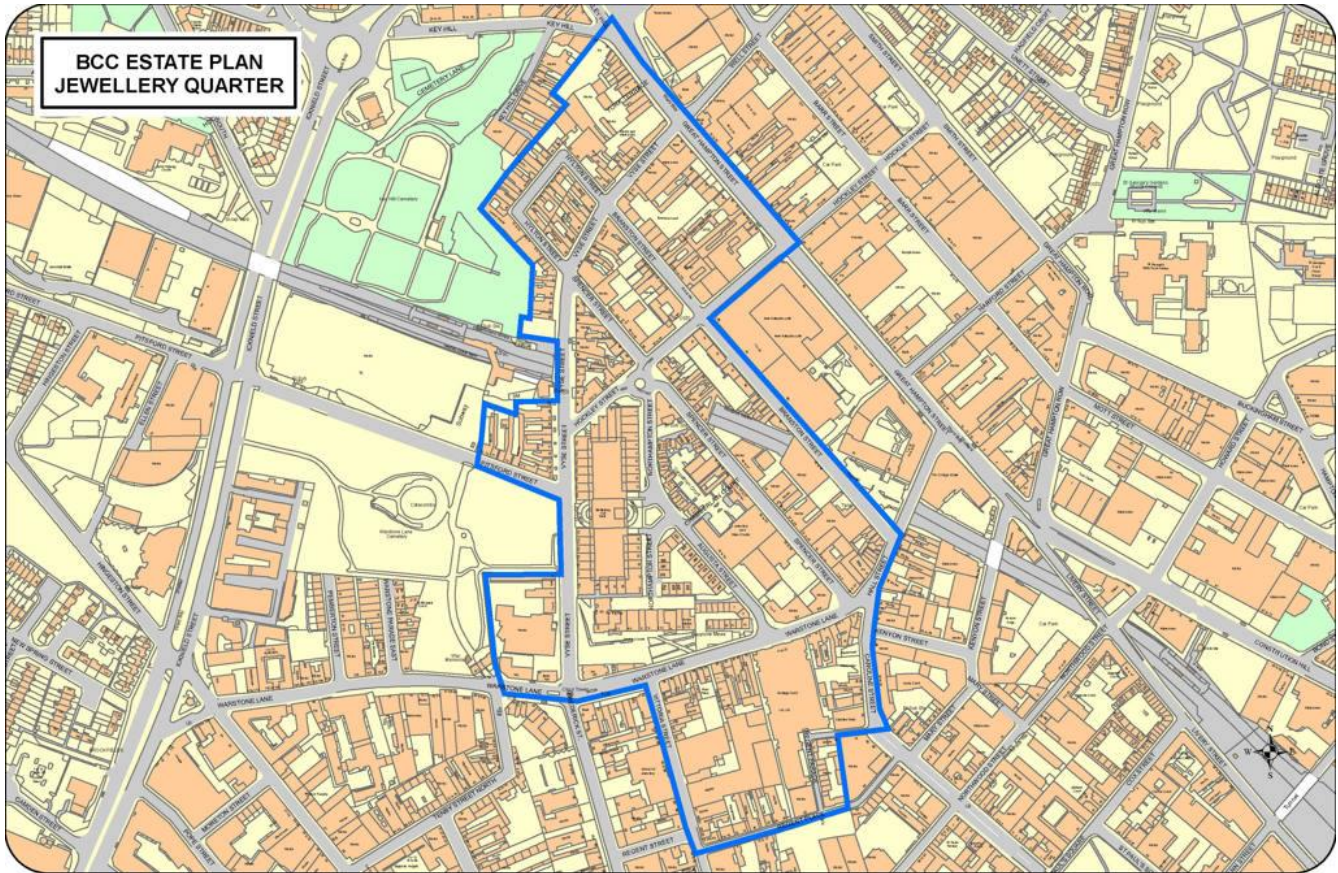
## Business Rates

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.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

## 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)



© Crown Copyright and database right 2023. Ordnance Survey 100021326.  
You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.  
Aerial Photography, if present, Copyright Bluesky 2016.

#### 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.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.