

# Jewellery Quarter / Workshop Units - To Let



19 Northampton Street, Hockley, Birmingham B18 6DU



Size: 1,001 Sq Ft (92.99 Sq M)

Rent: £20,000 per annum exclusive

Service Charge: £1,543 per annum

## Key Features

- 10-20 minutes' walk to all City Centre train stations
- Flexible Terms
- Great transport links to City Centre.
- 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 the Jewellery Quarter rail and tram stations.

## Description

The premises are located on Northampton Street just to the rear off the busy section of Vyse Street. The unit occupies a secondary position in the Jewellery Quarter located off the main Vyse Street/Warstone Lane retail area.

The unit is modern in its construction style and very much purpose built for industrial use. The unit benefits from electric and water supply. There is a front and rear entrance, latter which spills into the rear private car park where there are spaces available for an incoming tenant and a shared refuse area.

The unit comprises various partition rooms on the ground floor with separate male and female toilets. In addition, the unit benefits from a small mezzanine space which at present are three office rooms.

## 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

£20,000 per annum

## Service Charge

A Service Charge of £1,543 per annum will be payable to cover the cost of additional services provided by the Landlord.

## VAT

VAT is not applicable to this property.

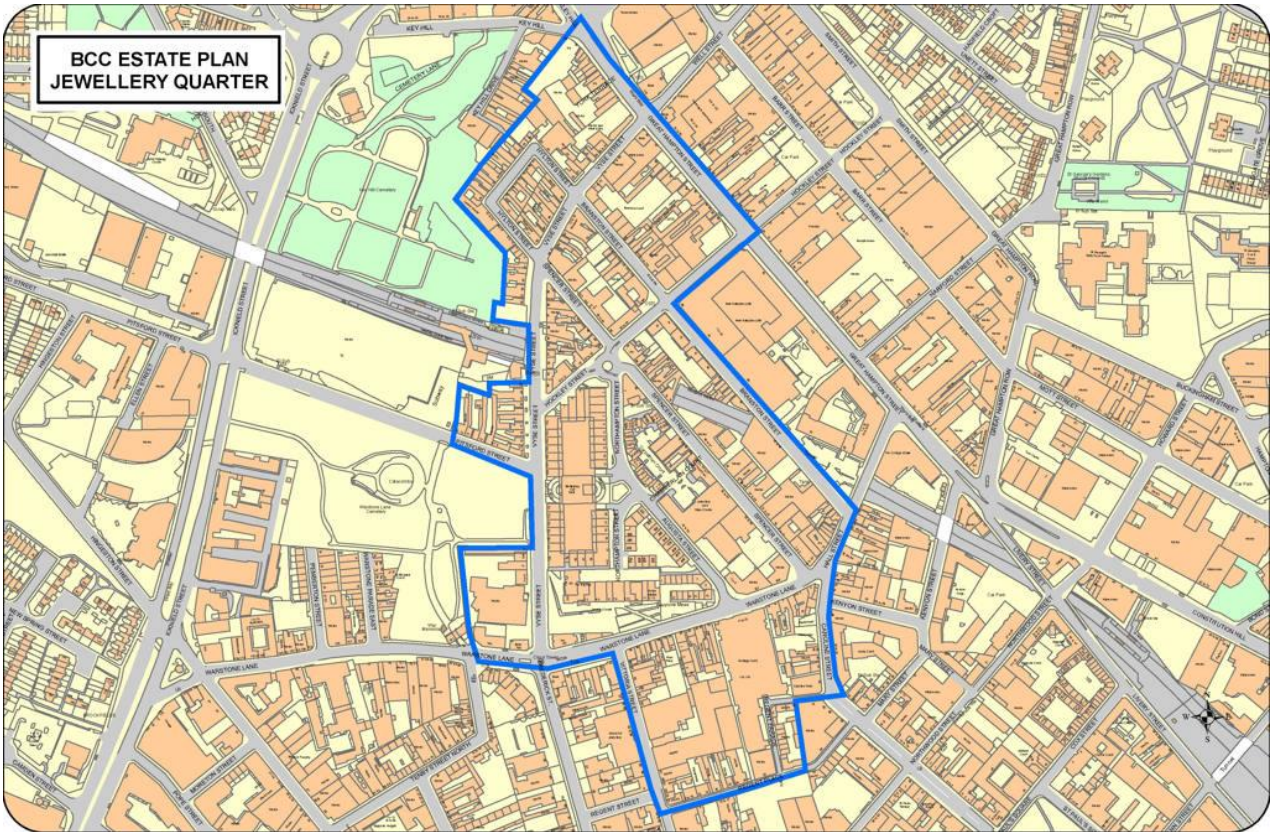
## Business Rates

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)



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