

Jewellery Quarter / Workshop Units - To Let

First Floor, 48 Augusta Street, Hockley, Birmingham B18 6DX



Size: 540 Sq Ft (50.17 Sq M)

Rent: Offers are invited in excess of £7,500 per annum exclusive

Service Charge: £527.00 per annum

Key Features

- 10-20 minutes' walk to all City Centre train stations
- Centrally located
- Car parking available
- 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.

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Location

The premises are situated on Augusta Street in the Jewellery Quarter and the area is excellently served by public transport.

There are numerous bus stops for services providing links to many parts of the City with the Jewellery Quarter rail station located close by.

Description

A first floor office/workshop unit situated within the block known as Augusta Street/Northampton Street. Within this block there are a variety of independent jewellers, workshops, offices as well as a couple of beauty clinics and beauty salons.

The accommodation includes a main sales retail area with W/C facilities to the rear. The unit also benefits from one car parking space located to the rear in a private car park. In addition, there is ample off-street parking.

Use

The premises fall within User Class E of the Town and Country Planning (Use Classes) Order 2020 (as amended).

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

Offers are invited in excess of £7,500 per annum.

Service Charge

A Service Charge of £527 per annum will be payable to cover the cost of additional services provided by the Landlord.

VAT

VAT is not applicable to this property.

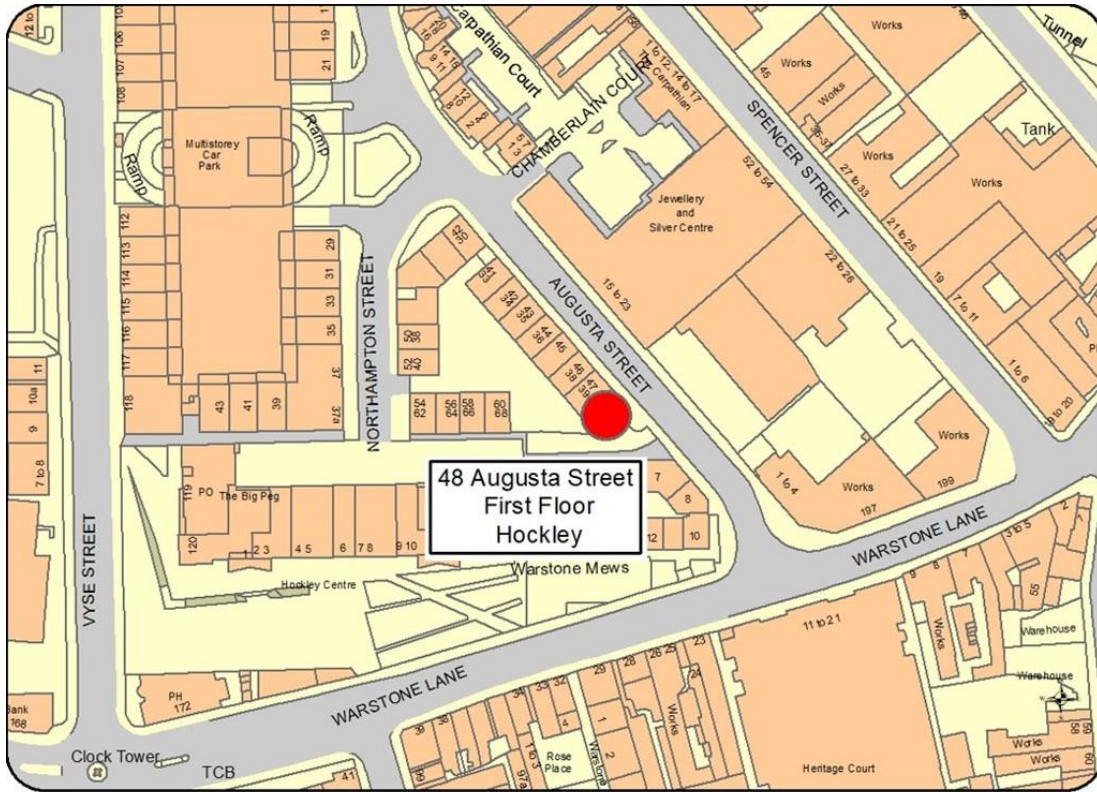
Business Rates

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



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