

Retail Premises - To Let



**84B Vyse Street/119 Spencer Street, Hockley, Birmingham B18
6DA**



Size: 913 Sq Ft (84.82 Sq M)

Rent: offers are invited in excess of £15,000 per annum exclusive

Service Charge: £2,069 per annum

Key Features

- Centrally located
- Easily accessible by public transport to & from the city centre
- Flexible terms, short break options offered
- 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 the corner of Vyse Street/Spencer 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 closeby.

Description

A ground floor retail unit situated within the building known as Anvic House. There are a variety of independent jewellers, workshops, offices as well as a Hair & Beauty shop in close proximity.

The accommodation includes a main sales retail area with W/C facilities, small kitchen area to the rear. In addition, there is first floor office with shower facility including W/C.

Accommodation

Accommodation	Sq Ft	Sq M
Ground Floor	591	54.91
First Floor	322	29.92
Total	913	84.82

Use

The premises fall within User Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (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 £15,000 per annum exclusive.

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.

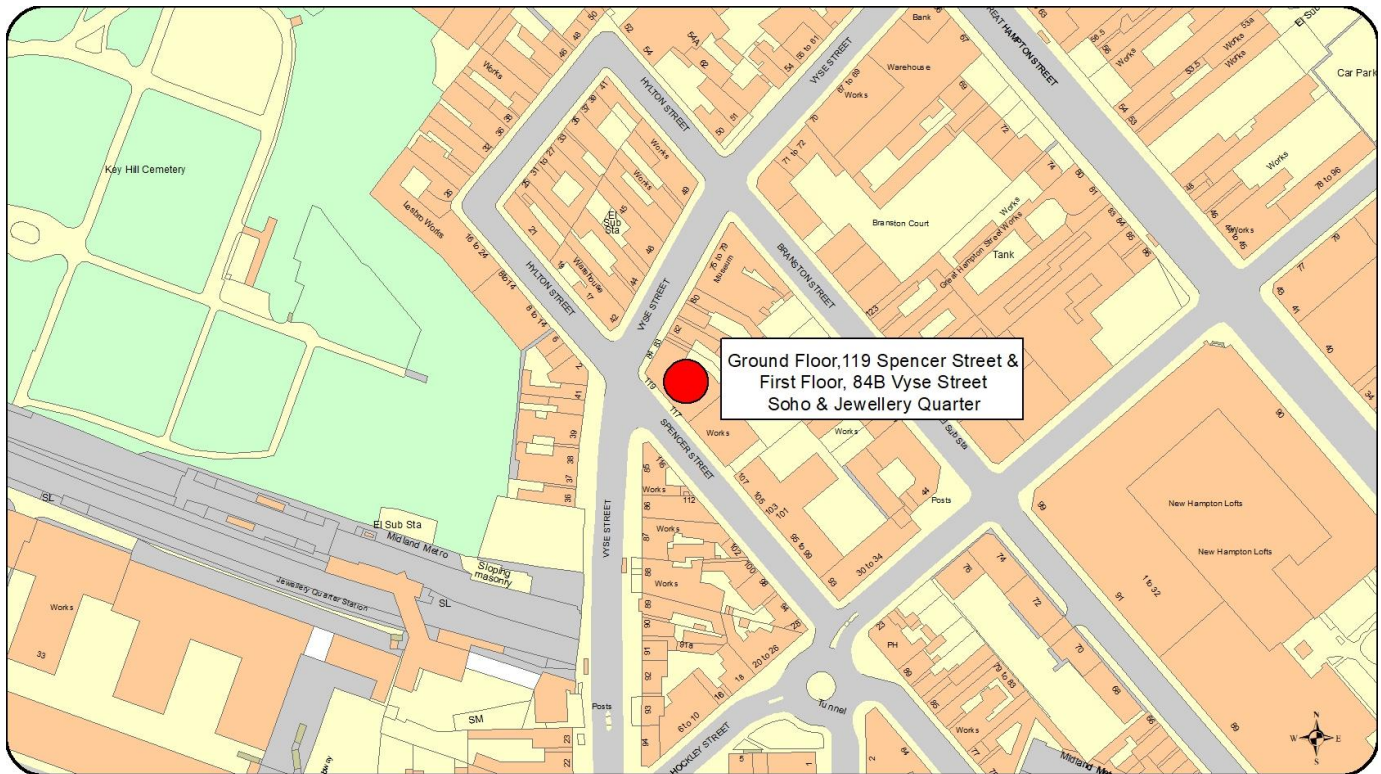
We have been advised by the Local Authority's Business Rates section of the following:

Current Rateable Value: £6,100 pa
Rates Payable 2025/26: £3,050 pa

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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