

Jewellery Business Centre | 95 Spencer Street | Birmingham | B18 6DA

Ground floor retail unit on prominent Spencer Street/Hockley Street corner

80.82m²
(870ft²)

- Prominent corner location of Spencer Street and Hockley Street
- Split floor level with front seating area and rear kitchen with extraction
- Tall ceiling to floor heights with ample natural light
- Heritage building connected to the Jewellery Quarter Business Centre
- Street parking available for customers
- Suitable for a range of uses and occupiers – the property benefits from Class E Use



TO LET



Location



Gallery



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Location

The property is located within Birmingham's historic Jewellery Quarter, one of the city's most established and sought-after commercial and residential districts.

Renowned

for its independent character, the area has evolved into a thriving destination for creative businesses, hospitality operators, cafés, bars and restaurants, such as Folium, Ada, The Wilderness and the Rolling Mill.

The Jewellery Quarter benefits from excellent connectivity, situated approximately 1 mile north west of Birmingham City Centre and served directly by Jewellery Quarter Train and Metro Station, providing regular access to Birmingham New Street and Snow Hill.

The immediate area has seen significant residential and mixed-use development in recent years, resulting in increased footfall and a growing local customer base supporting both daytime and evening trade.

Floor Areas

From measurements taken on site we calculate the floor area to be:

Description	Ft ²	M ²
Ground Floor	870	80.82

(This information is given for guidance purposes only)





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Description

The property comprises a prominently positioned ground floor retail and leisure premises within an attractive period building in the heart of Birmingham's historic Jewellery Quarter.

Occupying a corner position on Hockley Street, the unit benefits from excellent prominence and frontage within a well established mixed-use location surrounded by independent cafés, bars, restaurants, residential developments and commercial occupiers.

The Jewellery Quarter remains one of Birmingham's most vibrant urban districts and is within close proximity to Birmingham City Centre together with Jewellery Quarter Train and Metro Station.

Business Rates

The property will qualify for small business rates relief. Prospective tenants should confirm the business rates payable with Birmingham City Council.

EPC

The EPC for the property is available from the agent.



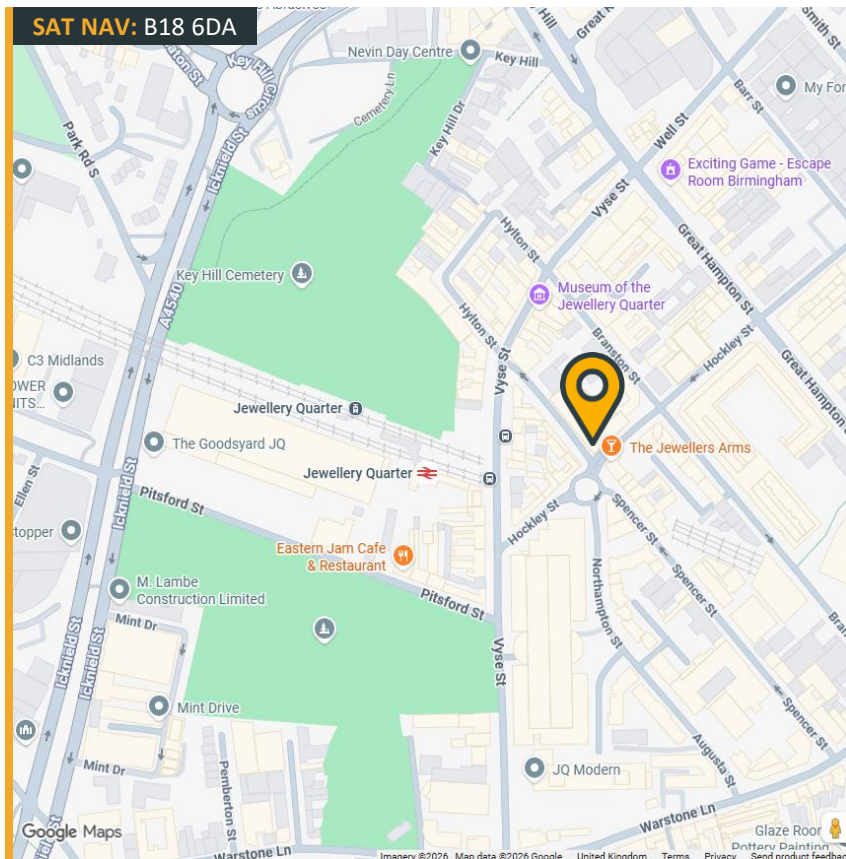
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Rent

We are quoting a rent of:

£16,320 per annum plus VAT
(Sixteen thousand three hundred and twenty pounds)
(£18.75 per sq ft)

Maintenance Rent

The property is subject to a maintenance rent of £7,395 per annum plus VAT.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.