



PART OF HENRY BOOT



FOR SALE – Two City Centre Retail Investments

Units A & B,
48 & 51 Ludgate Hill,
Jewellery Quarter,
Birmingham B3 1ER

- Desirable City Centre Location
- Both units newly LET
- New-build commercial space with warranties
- Prominent location on arterial pedestrian route.

Unit A – 493 sq.ft
Unit B – 1,849 sq.ft

Creative Retail

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FOR SALE - TWO CITY CENTRE RETAIL INVESTMENTS

Units A & B,
48 & 51 Ludgate Hill,
Birmingham B31ER

Desirable City Centre location



Location

The Jewellery Quarter is the original creative neighbourhood, home to 700+ jewellery makers, alongside indie shops, creative studios, and incredible restaurants, cafes and bars. St. Paul's Square sits less than 100m away.

The Jewellery Quarter boasts c.15,000 residents with a further 2,000 residential units recently completed and under construction within a 5 minute walking distance to SETL, including Octogan, Makers Place and Edition.

Description

Two newly-built retail units at the Ground Floor of SETL, an award winning development delivered by national developer HBD, part of Henry Boot.

The units form part of a modern residential scheme completed in 2024. The shops have dedicated ground floor glazed shop fronts onto Ludgate Hill. Nearby retail occupiers include Maneki Ramen, Soda Bread Café, Saint Kitchen and Saint Pauls House.

Price

UNIT A: £175,000, exclusive.

UNIT B: £300,000, exclusive.

Each Unit is available by purchase of a 999 year leasehold interest. The passing rent is a peppercorn (£0).

Tenants

UNIT A: 493 sq.ft retail space, let to Besa Coffee on a new 10 year lease from August 2025 at a **passing rent of £15,000 pax.** There is a tenant-only break clause in August 2030 on six months notice. Besa's fit out is complete and they are trading. Whilst an independent business, the tenant has previous trading experience operating from another site.

UNIT B: 1,849 sq.ft retail space, let to Autograph Fashion on a new 10 year lease from March 2026 at a **passing rent of £28,000 pax.** There is a tenant-only break clause in March 2031 on six months notice.

Autograph have a strong track record trading successfully out of Birmingham city centre for over 20 years.

A full tenancy schedule is available on request.

VAT

VAT is applicable.

Service Charge

SETL runs a service charge in which the retail units partake. This charge is levied in respect of repair and maintenance of common areas and can be passed in whole to the under tenants, on a proportional basis.

2026 Budget:

48 Ludgate Hill £821.15 (0.676%)

51 Ludgate Hill £3,185.00 (2.622%)

Legal Costs

Each party to be responsible for their own legal costs.

EPC

Unit A - 44(B) Expires April 2034

Unit B - 45(B) Expires April 2034

Insurance

The owner currently insures the property via their group policy and recharges proportionally to the tenant.

Planning

We understand the units benefit from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment with the Sole Retained Agents.

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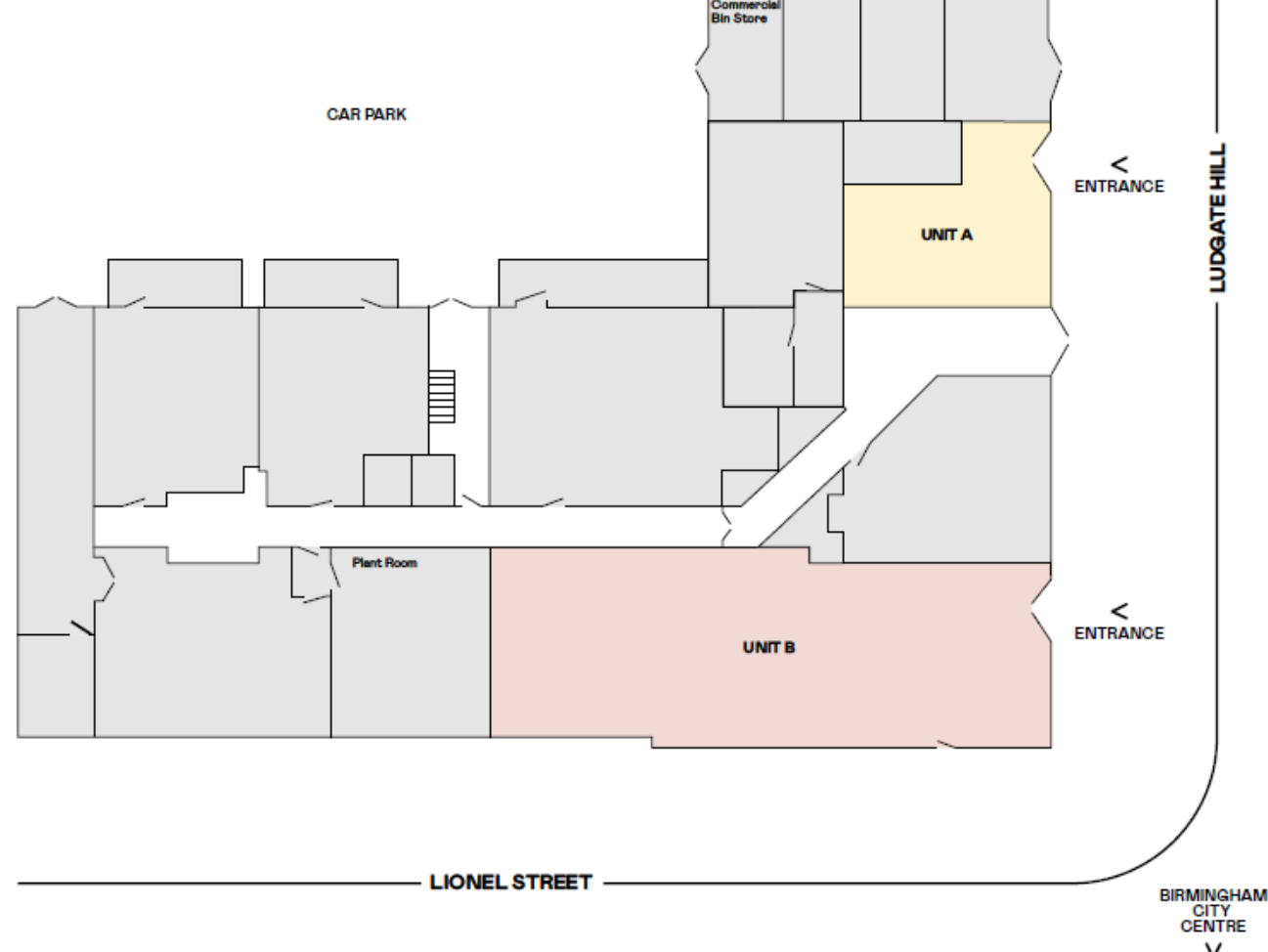
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COMMERCIAL UNIT AREA

Unit A	45.8 m ² / 493 ft ²
Unit B	171.8 m ² / 1849 ft ²



For more information, please contact:

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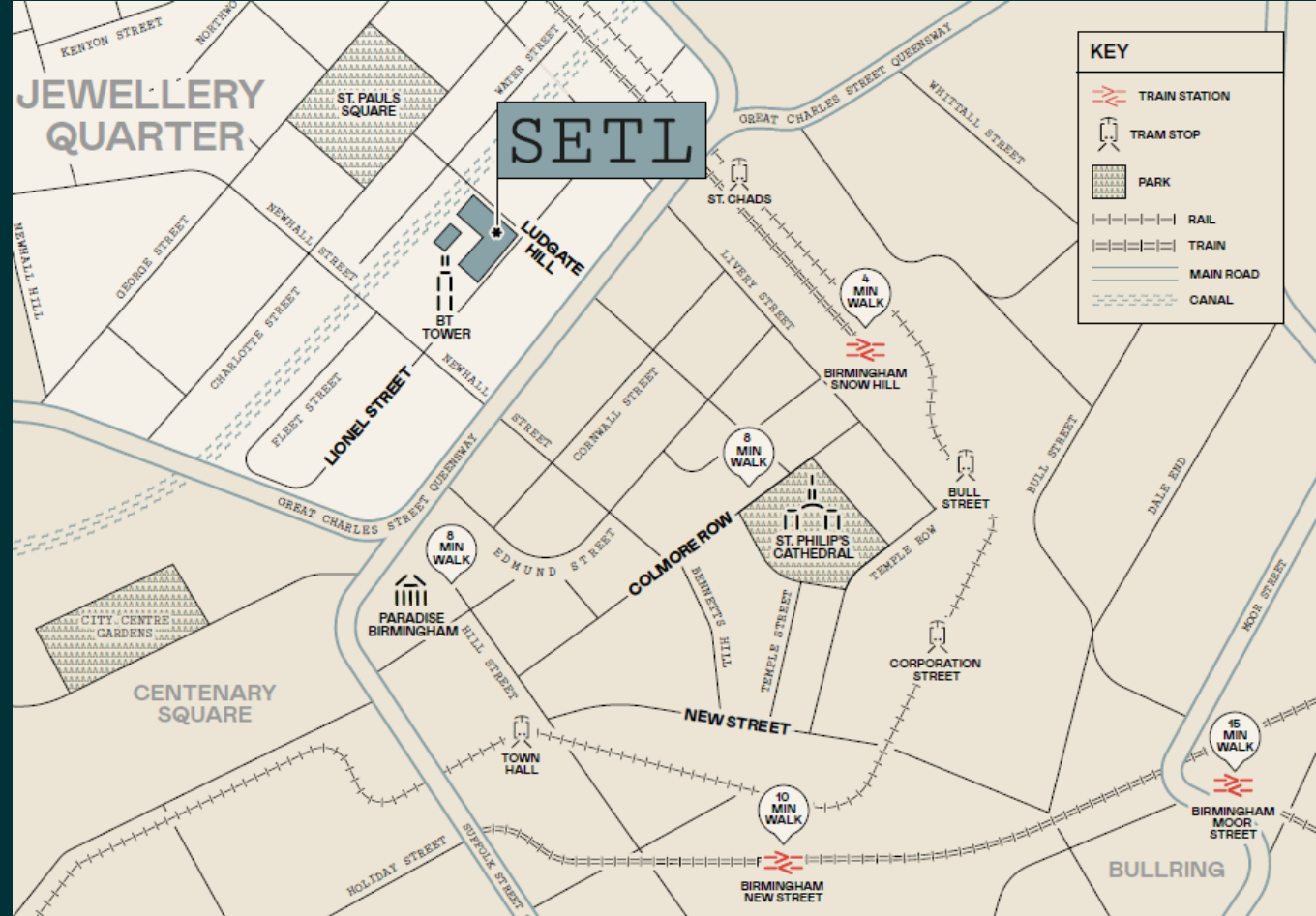
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Google Maps Location Click here

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