

**Maguire Jackson - George Street Commercial**

Maguire Jackson, 33 George Street  
Birmingham, B3 1QG

T: 01216341520

E: bham@maguirejackson.com

Maguire Jackson™  
BIRMINGHAM

**17 Hockley Hill, B18 5AJ**

Asking Price: £325,000



- Ground floor
- 999 year lease available
- 3000 sqft (279 m2)
- Edge of the Jewellery Quarter

Ground floor retail/ office space in a refurbished apartment building, available on long lease as a shell from March 2025

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## Location

This property sits on the edge of the Jewellery Quarter at the top of both Key Hill and Hockley Hill. There are easy links to the national motorway network. The A38 Aston Expressway is only around half a mile away and leads directly onto Junction 6 of the M6 which is itself only some 3.5 miles distant. Public transport by road and rail is also most convenient. Major bus routes into and out of the city centre can be picked up nearby. The Jewellery Quarter train/tram station is a three-minute walk away

## Description

The property will be available of a tidy shell in a refurbished apartment building. The space comprises circa 3000 sqft (279 m<sup>2</sup>) on both ground floor and with considerable basement space. Availability from March 2025

## Terms

£325,000 on a 999 year long lease

## VAT

To be advised

## Business Rates

To be advised

## Viewings

Strictly by prior appointment via Sole Agents Maguire Jackson

## Legal Costs

Each party to responsible for their own legal costs

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Maguire Jackson  
Registered office: 33 George Street, Birmingham B3 1QG