111, 113 & 115 Great Hampton Street, Birmingham, B18 6ES

FOR SALE

Three Self Contained Offices & Investment Opportunity

Total Net Internal Area: 5,857 ft² (544.29 m²)
Location

Great Hampton Street (B4100) provides direct access in to Birmingham City Centre which is approximately ½ mile distant to the south east.

The property is situated between the New Hampton Lofts and Quartz developments on the edge of the Jewellery Quarter.

The area is undergoing significant regeneration and re-development including a number of modern apartment schemes and also retail and leisure uses.

Description

The property comprises a substantial building having been re-developed in 2005 to form three self-contained office suites to the ground floor and basement along with a development of 12 modern apartments which are all subject to long leasehold interests.

The offices are set behind a Grade II Listed Edwardian façade and benefit from carpet flooring with floor boxes, fluorescent strip lighting, DDA compliant toilets to the ground floor with further WC and kitchenette provided, carpet flooring, emulsion coated walls and exposed brickwork to part, partitioned offices and central heating.

Each office has the benefit of 2x designated car parking spaces.

Accommodation

111 Great Hampton Street
Ground Floor & Basement
Net Internal Area - 2,042 ft² (189.77 m²)

113 Great Hampton Street
Ground Floor & Basement
Net Internal Area - 2,006 ft² (186.44 m²)

115 Great Hampton Street
Ground Floor & Basement
Net Internal Area - 1,809 ft² (168.08 m²)

Total NIA - 5,857 ft² (544.29 m²) approximately.

Price / Tenure

Offers in excess of £750,000 are sought for the three offices which are held long leasehold for a term of 150 years from and including 25th March 2006 at a ground rental of £250 per annum per unit.

Alternatively, the freehold is available to purchase at £810,000 with a total ground rental of £3,750 per annum payable between the apartments and offices.

Service Charge

Under the terms of the lease, all lessees are liable for a proportionate cost of the Service Charge and Insurance Premium for the development.

VAT

We understand that VAT may be payable on the purchase.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Services

We understand that all mains connections are available on site.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of the installations.

Energy Performance Certificate

Available upon request from the agent.

Viewings

Strictly via the sole agent Siddall Jones on:
0121 638 0500