



## FOR SALE

2-3 Great Hampton Street, Jewellery Quarter,  
Birmingham, B18 6AQ

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

# 2-3 Great Hampton Street Jewellery Quarter Birmingham B18 6AQ

A rare opportunity to acquire a historic and prominent commercial premises close to the Jewellery Quarter & Birmingham City Centre

## Location

The property occupies a prominent roadside position with substantial frontages to both Great Hampton Street and Great Hampton Row just outside of Birmingham City Centre and within Close Proximity to St Pauls Square and Birmingham's historic Jewellery Quarter.

The location allows for convenient access to Snow Hill Train Station is just a seven-minute walk, while Birmingham New Street is a short 15-minute walk.

As well as being within walking distance of the city's major public transport routes, the main Aston expressway is just one mile east of the property, allowing easy access to Junction 6 of the M6 Motorway at Spaghetti Junction.

The street is due to be narrowed down and the junction is anticipated to be changing to "Hampton Square" according to the Birmingham City Plan. The Gothic is a key property development on the edge of the historic Jewellery Quarter and will spearhead the future regeneration of the wider Great Hampton Street area.

## Description

The property comprises a mid-terrace commercial unit with extensive frontage to Great Hampton Street.

The frontage has been carefully refurbished to provide two self-contained entrances with double glass frontages and feature woodwork providing a character aesthetic to the mixed-use block.

Internally the property has been opened to provide commercial space with rear extension opening into a courtyard and benefiting from full height crittall windows with integral pedestrian door.

Velux windows provide additional light to the rear and many character feature remain including exposed brick walls, concrete flooring, and structural steel pillars.



### Accommodation

Ground Floor	1,362 ft2 (126.53 m2)
Basement	1,055 ft2 (98.01 m2)
<b>Total</b>	<b>2,417 ft2 (224.54 m2) approximately</b>

### Tenure

The property is held long leasehold (999 years at peppercorn rental).

### Pricing

Offers in the region of £350,000 are sought.

### VAT

All prices quoted are exclusive of VAT.

### Energy Performance Certificate (EPC)

Available upon request.

### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

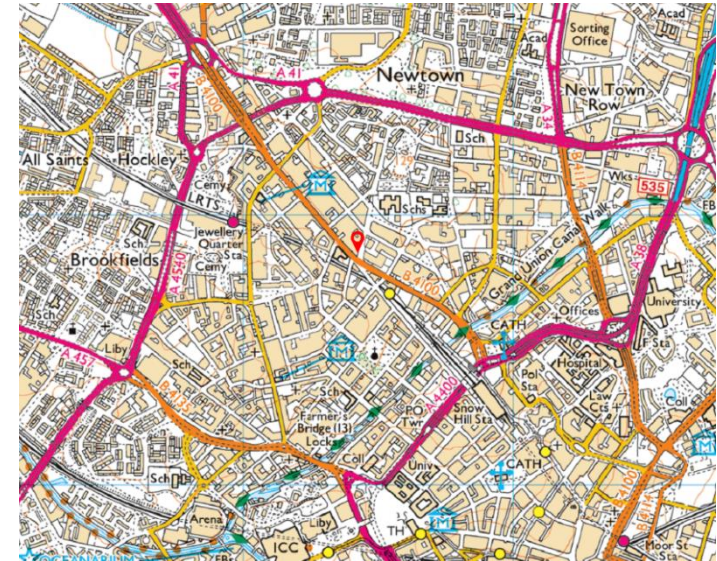
Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

### Legal Costs

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

### Viewings and Further Information

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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.