

95 Spencer Street, Jewellery Quarter, Birmingham, B18 6DA



TO LET

Café Premises Located Within the Jewellery Quarter

Net Internal Area: 828 ft² (76.92 m²) approx.

Location

The property is situated on Spencer Street, close to its junction with Hockley Street, in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus routes and the Jewellery Quarter Train and Metro being only a short distance away.

Description

The property is set within the ground floor element of the Jewellery Business Centre and benefits from return frontage along Spencer Street and Hockley Street.

Internally the property provides predominantly open plan accommodation benefiting from single glazed windows, WC facilities, extraction, tiled flooring, emulsion coated walls and LED strip lighting.

Accommodation

Total (NIA) 828 ft² (76.92 m²) approximately

Terms

The property is available on a new lease, with length to be agreed, at £15,000 per annum (exclusive).

Service Charge

A service charge is levied in respect of the communal maintenance and upkeep of the building.

VAT

All prices quoted are exclusive of VAT, which is payable on all outgoings contained within the lease.

Business Rates

We understand that the property benefits from small business rates exemption, subject to tenant qualification.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

The property has planning granted under E(b) Sale of food and drink for consumption.

The property may be suitable for alternative uses subject to the relevant planning permission being obtained.

Services

The property has the benefit of all mains services connected on, or adjacent to the property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Legal Costs

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

Availability

The property is available immediately upon completion of legal formalities.

Viewings

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

