



UNIT 1 THE KETTLEWORKS, JEWELLERY QUARTER, BIRMINGHAM, B1
3AG

RETAIL FOR SALE | 2,185 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

New Build Office/Retail Unit in Popular
Kettleworks Development, Jewellery Quarter -
Total NIA - 2,185 ft² (203 m²)

- Ground Floor Premises
 - Open Plan Accommodation
 - Glazed Frontage
 - Shell and Core Condition
-



DESCRIPTION

LEASEHOLD - Please note that this property is available on a Leasehold basis (a new 125-year lease).

The property comprises a ground floor open plan commercial unit with glazed frontage to Pope Street.

The property has been finished to shell and core condition with block and beam flooring, block work walls, double glazed windows and pedestrian access doors.

We understand that water, electricity and foul drainage are all connected on site.

We understand a service charge is payable in respect of the maintenance and upkeep of communal areas and we await confirmation of the annual figure payable.

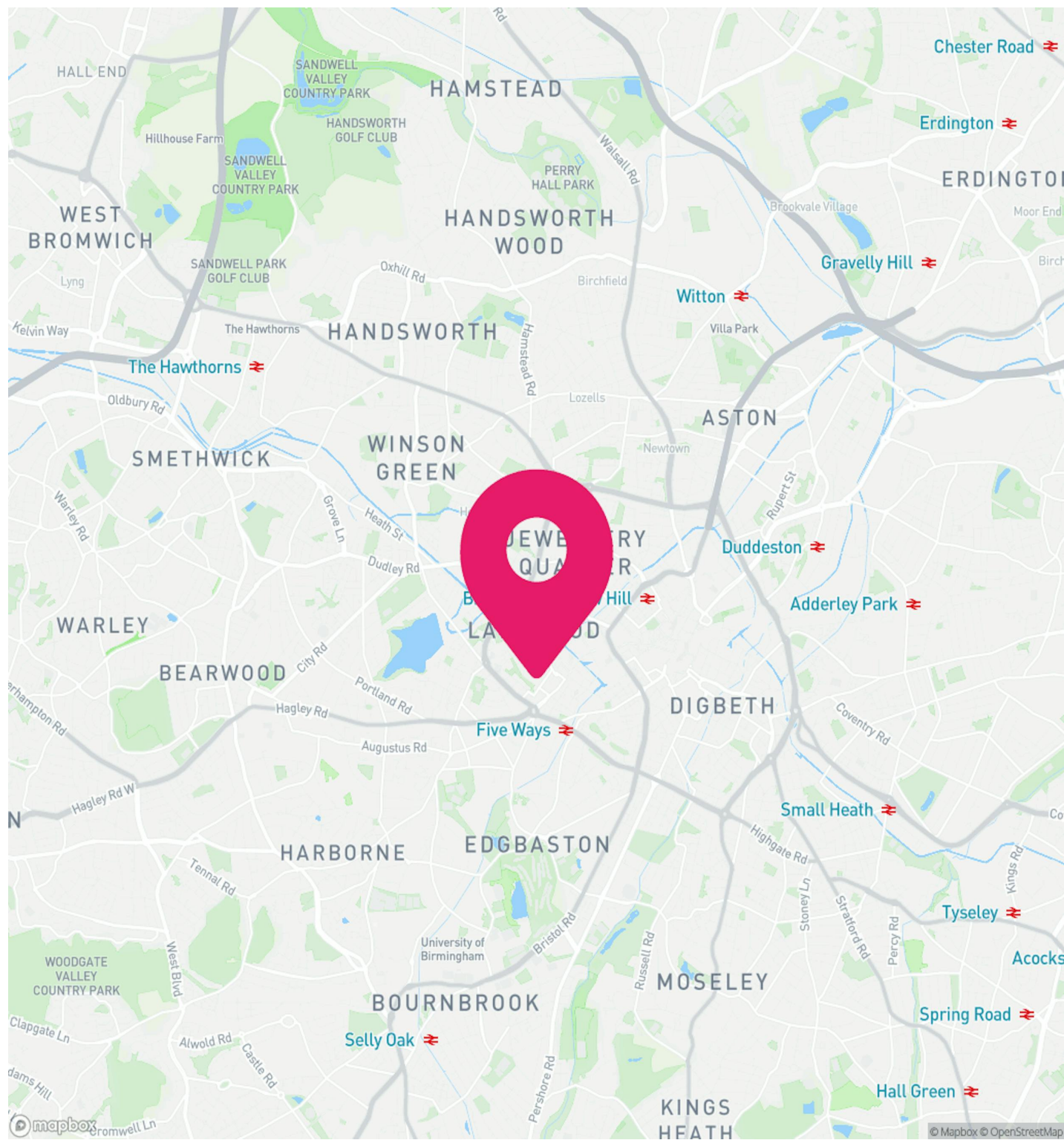
LOCATION

The property is situated on Pope Street within the newly constructed St Georges Urban Village, part of Seven Capitals transformation of the Jewellery Quarter.

Pope Street is situated off Icknield Street (A4540), part of Birmingham's inner ring road and provides a convenient route to the City Centre located approximately 1 mile distant.

The location is within walking distance from the Jewellery Quarter and St Pauls Square as well as being located just over half a mile from Brindley Place and Arena Birmingham (formerly the National Indoor Arena).

The immediate area is well served by public transport with the Jewellery Quarter Metro/Train Station located within close proximity and regular bus routes running close to the property.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.



PRICE

Offers in excess of £225,000 are sought, subject to contract.

The property is available to purchase on a new 125-year lease and will be subject to an annual ground rental of £250.

VAT

All figures quoted are exclusive of VAT which we understand is payable.

SERVICE CHARGE

We understand a service charge is payable in respect of the maintenance and upkeep of communal areas and we await confirmation of the annual figure payable.

LEGAL COSTS

Both parties to bear the costs of their own legal and surveyors fees incurred during the transaction.

SERVICES

We understand that electricity and water services will be available on, or adjacent to the unit.

The agents have not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

AVAILABILITY

We understand that the property will be available immediately, subject to completion of legal formalities.

VIEWINGS

Strictly via the sole agent Siddall Jones.

PRICE

Offers in excess of £225,000

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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