



1 GREAT HAMPTON STREET, JEWELLERY QUARTER, BIRMINGHAM, B18
6AQ

LEISURE, OFFICE, RETAIL FOR SALE | 3,172 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Historic and Prominent Commercial Premises Close to the Jewellery Quarter & Birmingham City Centre



DESCRIPTION

Built in 1868 for a Jewellery Business, the Gothic has been offices and a famous Public House over its history. The property occupies a prominent position being arranged over ground and basement levels with double doors allowing for an impressive entrance off Great Hampton Street.

The property was previously a public house and would be ideally suited to being returned to an eating or drinking establishment.

The property has been soft stripped allowing for any new tenant or purchaser to carry out their own personalised fit out and make use of the character this property has to offer.

The development further benefits from a Street Licence and allows for outside seating to the front of the property.



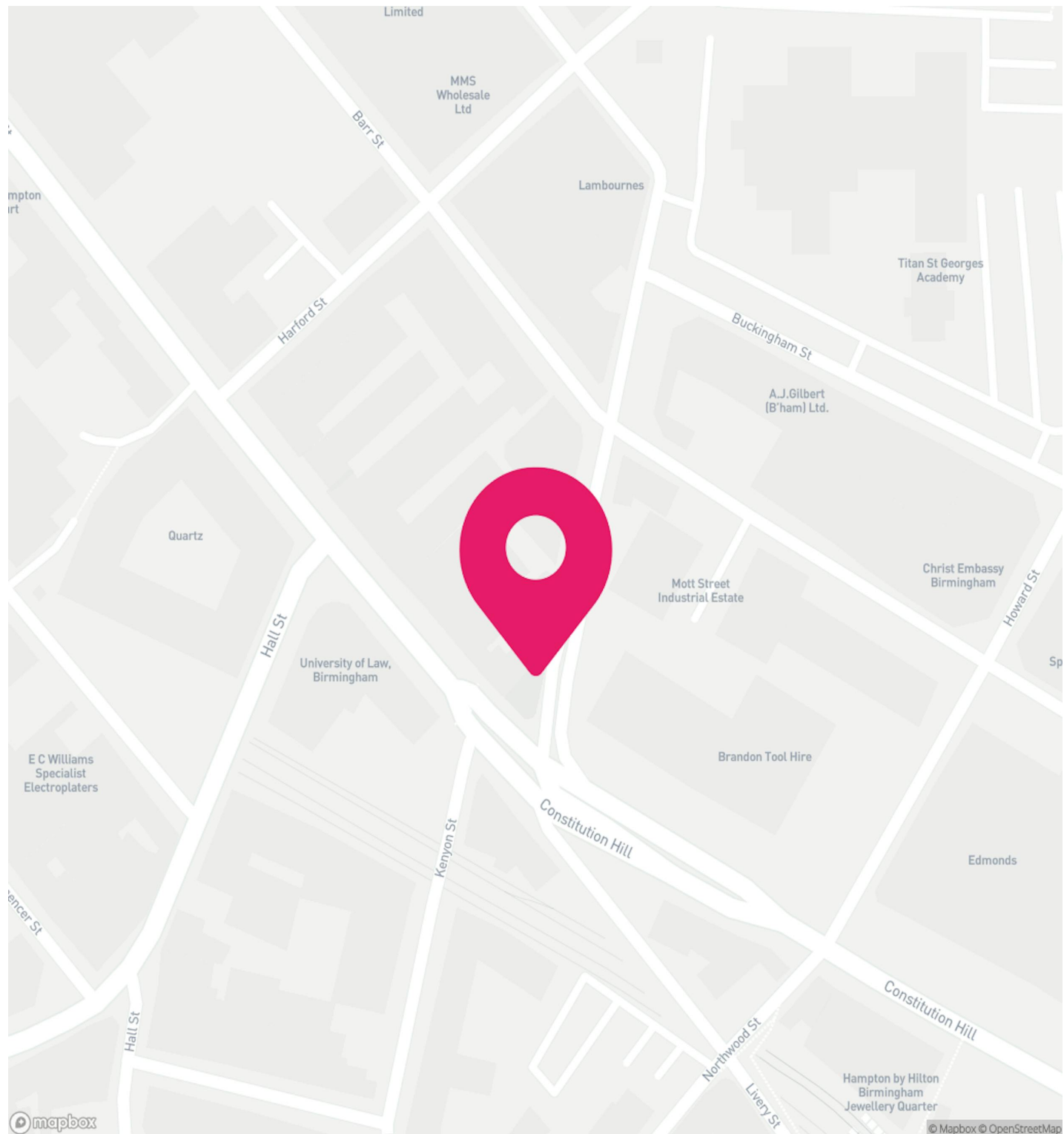
LOCATION

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.



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.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

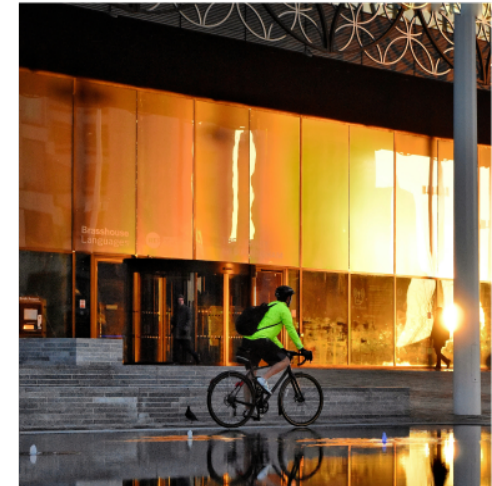
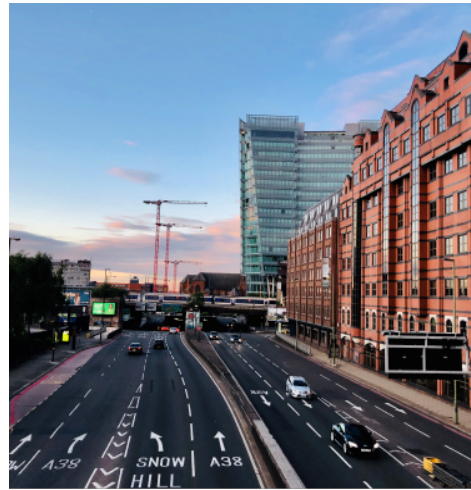
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





ACCOMMODATION

Accommodation:

Ground Floor - 1,541 ft2 (143 m2)

Basement - 1,631 ft2 (152 m2)

Total - 3,172 ft2 (295 m2) approximately

Measurements are accurate at the time of writing but a remeasure will be undertaken upon completion.

PRICE / TENURE

Alternatively, offers in the region of £575,000 are sought for the long leasehold interest (999 years at peppercorn rental).

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

Viewings and further information strictly via the sole selling agent Siddall Jones.

POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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