



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

LEISURE, OFFICE, RETAIL TO LET / 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.





## ACCOMMODATION

Accommodation:

Ground Floor - 1,541 ft2 (143 m2)

Basement - 1,631 ft2 (152 m2)

Total - 3,172 ft2 (295 m2) approximately

This property forms part of "The Gothic" development, and other properties are available ranging from 842 – 4,400 ft2.

## RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £55,289 per annum exclusive.

## PRICE / TENURE

Alternatively, offers in excess of £690,000 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.

## PLANNING USE

The property has planning under Use Class E - Which includes a wide variety of uses, including retail, café, restaurant, or office and business use.

## SERVICES

We understand all mains services are available on or adjacent to the subject property. However, we advise all interested parties to make their own enquiries as to the suitability of the services for their particular requirement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) Available upon request.

## LEGAL COSTS

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

## AVAILABILITY

The property is immediately available following the completion of legal formalities.

## LEASE

New Lease

## POSSESSION

Available Immediately

## POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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