



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

LEISURE, OFFICE, RETAIL FOR SALE | 4,169 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

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## DESCRIPTION

Built as the “Quality Works” for John Goode and Sons Jewellers, the building was a Jewellery Shop and Showroom, the building has recently been externally fully restored with new Heritage Shopfronts and a Garden Room extension to the rear with views into an exclusive courtyard.

The premises occupy a prominent position being arranged over ground and basement levels with substantial frontage and impressive entrance off Great Hampton Street.

The property provides a predominately open plan ground floor, with the central entrance opening into a welcoming reception. The space has been extended to the rear and provides an opportunity for a conservatory/garden roof with extensive bi-folding doors opening into a large, fenced Courtyard of around 2,000 ft<sup>2</sup> to the rear, and overlooked by the unit, this being suitable for a range of uses including a customer garden.

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.



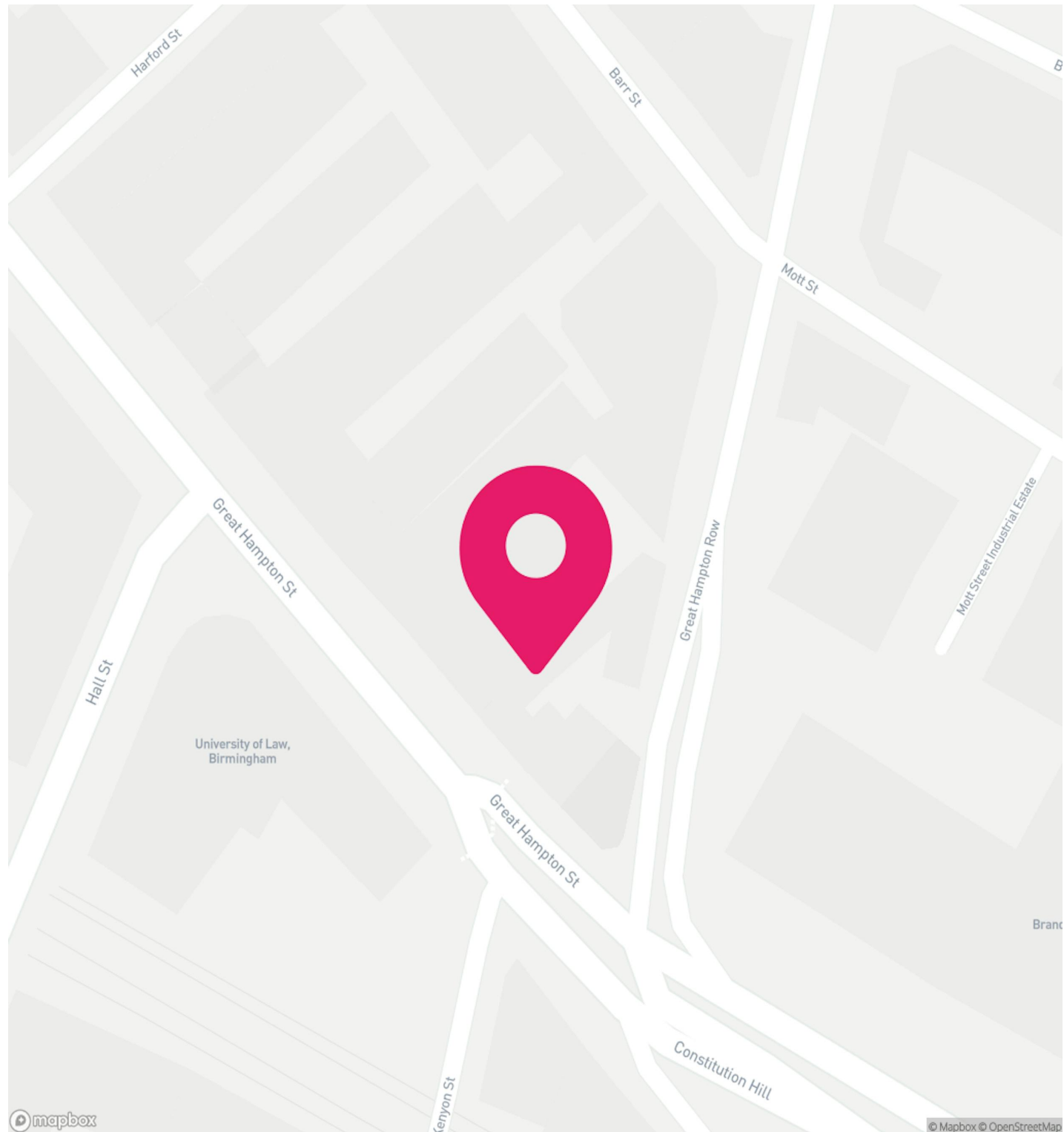
## LOCATION

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.

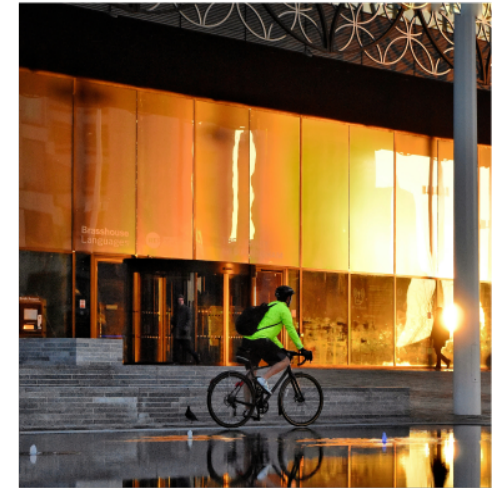
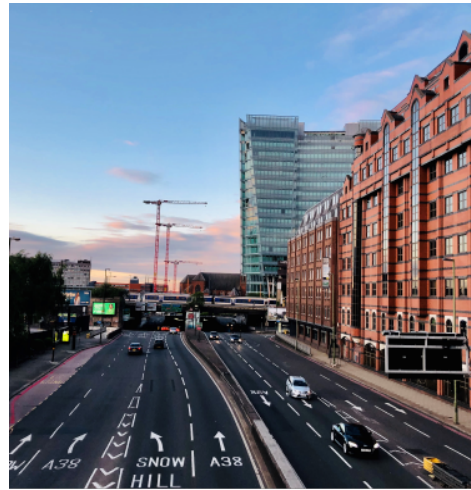
**Central location, global reach:** A strategic location offers quick train connections:

- 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!

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## ACCOMMODATION

Ground Floor - 2,547 ft2 (237 m2)  
Basement - 1,649 ft2 (153 m2)  
Total - 4,196 ft2 (390 m2) approximately

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

## PRICE / TENURE

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

**Edward Siddall-Jones**  
0121 638 0500 | 07803 571 891  
edward@siddalljones.com

**Sophie Froggatt**  
0121 638 0500 | 07842013854  
sophie@siddalljones.com

**Ryan Lynch**  
0121 638 0800 | 07710022800  
ryan@siddalljones.com