



2-3 GREAT HAMPTON STREET, JEWELLERY QUARTER, BIRMINGHAM,  
B18 6AQ

LEISURE, OFFICE, RETAIL FOR SALE | 2,417 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Historic and Prominent Commercial Premises  
Close to the Jewellery Quarter and Birmingham  
City Centre.



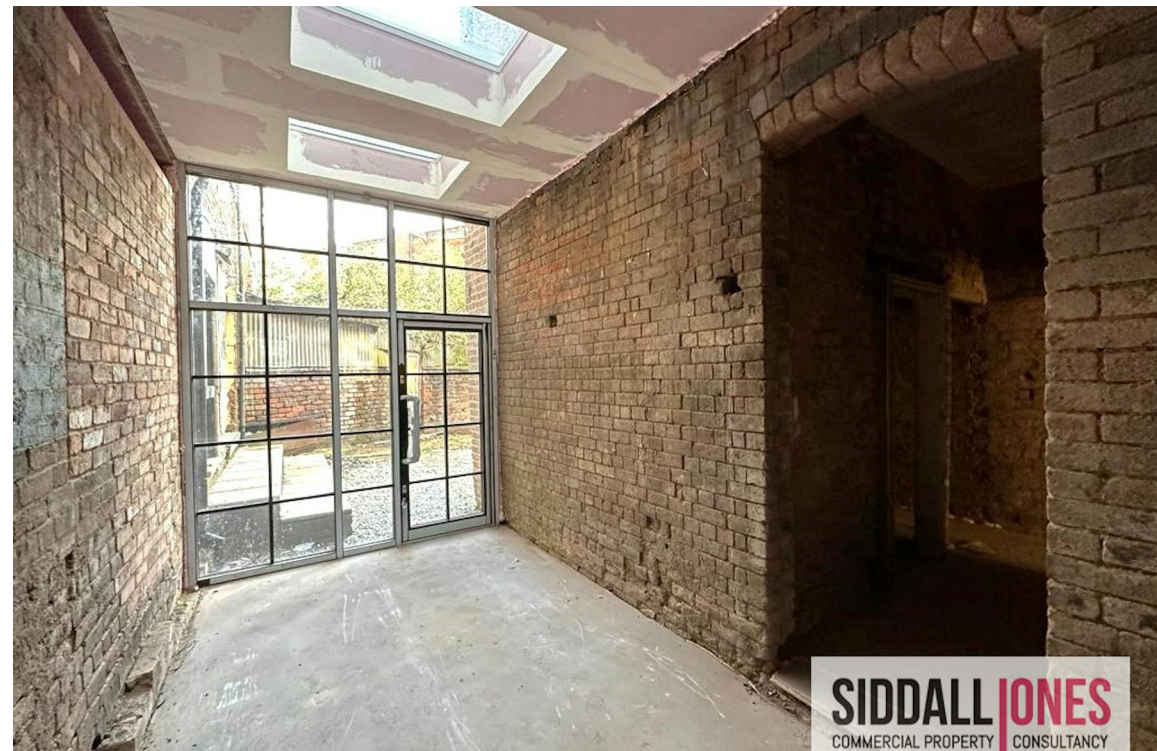
## DESCRIPTION

The property comprises a mid-terrace commercial unit with extensive frontage to Great Hampton Street.

The frontage has been carefully refurbished to provide two self-contained entrances with double glass frontages and feature woodwork providing a character aesthetic to the mixed-use block.

Internally the property has been opened to provide commercial space with rear extension opening into a courtyard and benefiting from full height crittall windows with integral pedestrian door.

Velux windows provide additional light to the rear and many character feature remain including exposed brick walls, concrete flooring, and structural steel pillars.



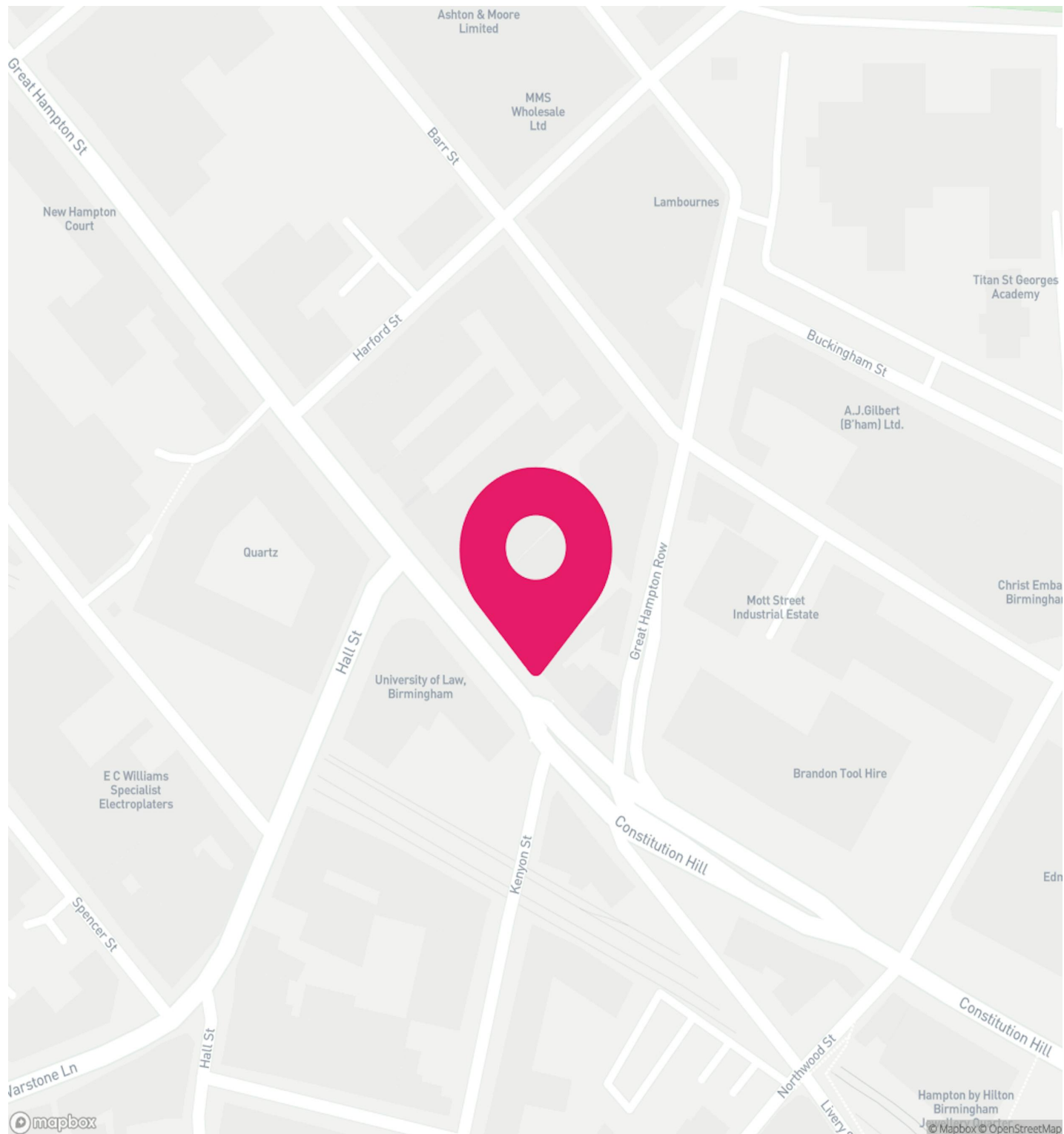
## LOCATION

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.

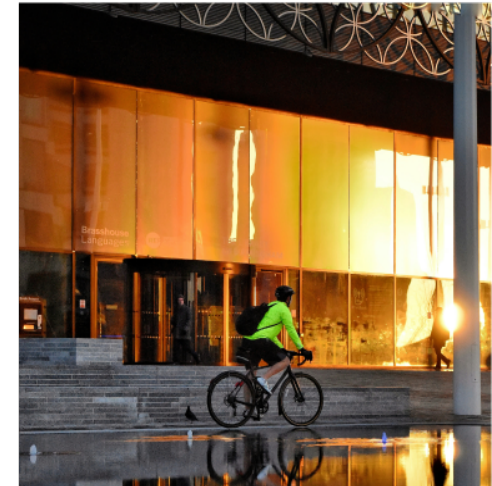
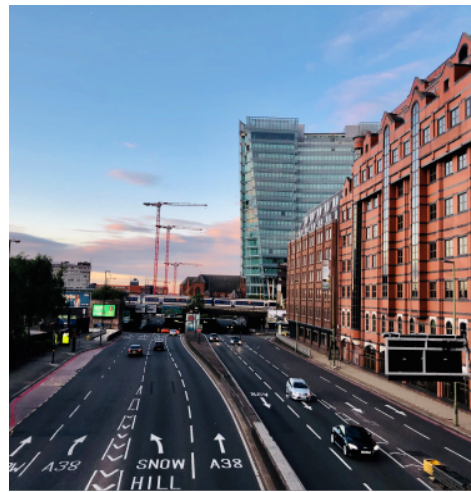
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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

Ground Floor - 1,362 ft<sup>2</sup> (126.53 m<sup>2</sup>)

Basement - 1,055 ft<sup>2</sup> (98.01 m<sup>2</sup>)

Total - 2,417 ft<sup>2</sup> (224.54 m<sup>2</sup>) approximately

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

## PRICE / TENURE

Offers in the region of £375,000 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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