

LEISURE, RETAIL | TO LET



GILDERS YARD, GREAT HAMPTON STREET, BIRMINGHAM, B18 6AX

1,886 SQ FT (175.22 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Restaurant / Coffee Shop Premises Offered in Shell and Core Condition



DESCRIPTION

The property comprises of a modern, ground floor retail premises with glazed frontage and pedestrian access to the fore.

The property is offered in shell and core condition with incentives provided towards tenant fit-out specification.



LOCATION

The Great Hampton Street (B4100) provides direct access into Birmingham City Centre which is approximately ½ mile distant to the south east.

The property is situated in a prominent position at the junction of Great Hampton Street and Hall Street in the Jewellery Quarter.

The premises are located to the ground floor of the newly built Gilder's Yard development, which comprises of 157 luxury apartments. Nearby occupiers include Tesco, Morrisons Local and The Church restaurant.



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.

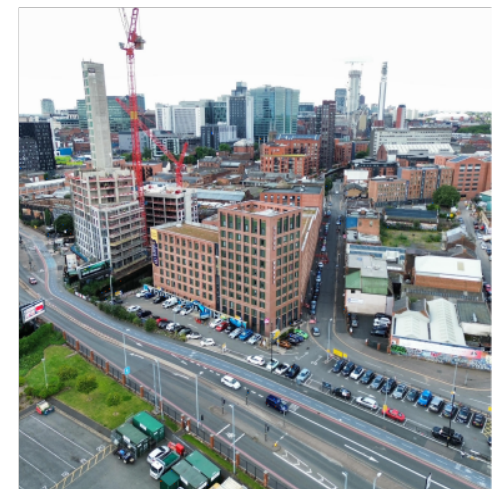
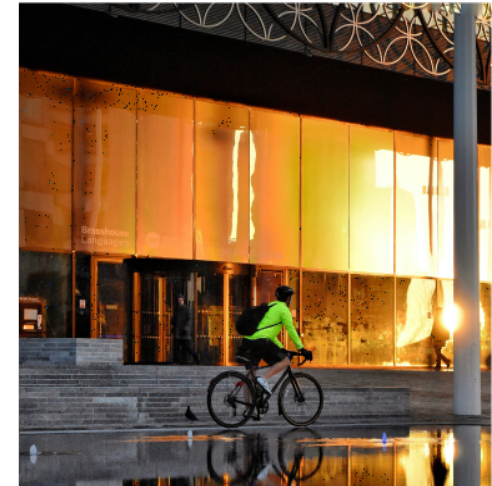
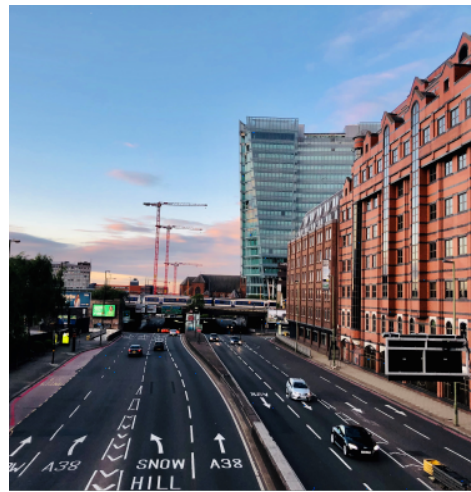
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



TERMS

The property is available on a new lease, with length to be agreed, at a quoting rental of £27,500 per annum (exclusive).

SERVICE CHARGE

A small service charge is levied to cover the cost of building maintenance and insurance.

VAT

All prices quoted are exclusive of VAT, which we understand is payable on all outgoings.

RATEABLE VALUE

The premises have yet to be assessed for business rates.

LEGAL COSTS

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

SERVICES

We understand that all mains electricity and water are available to the unit.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available upon request from the agent.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWINGS

Viewings are strictly via Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£27,500 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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