

MIXED USE | FOR SALE



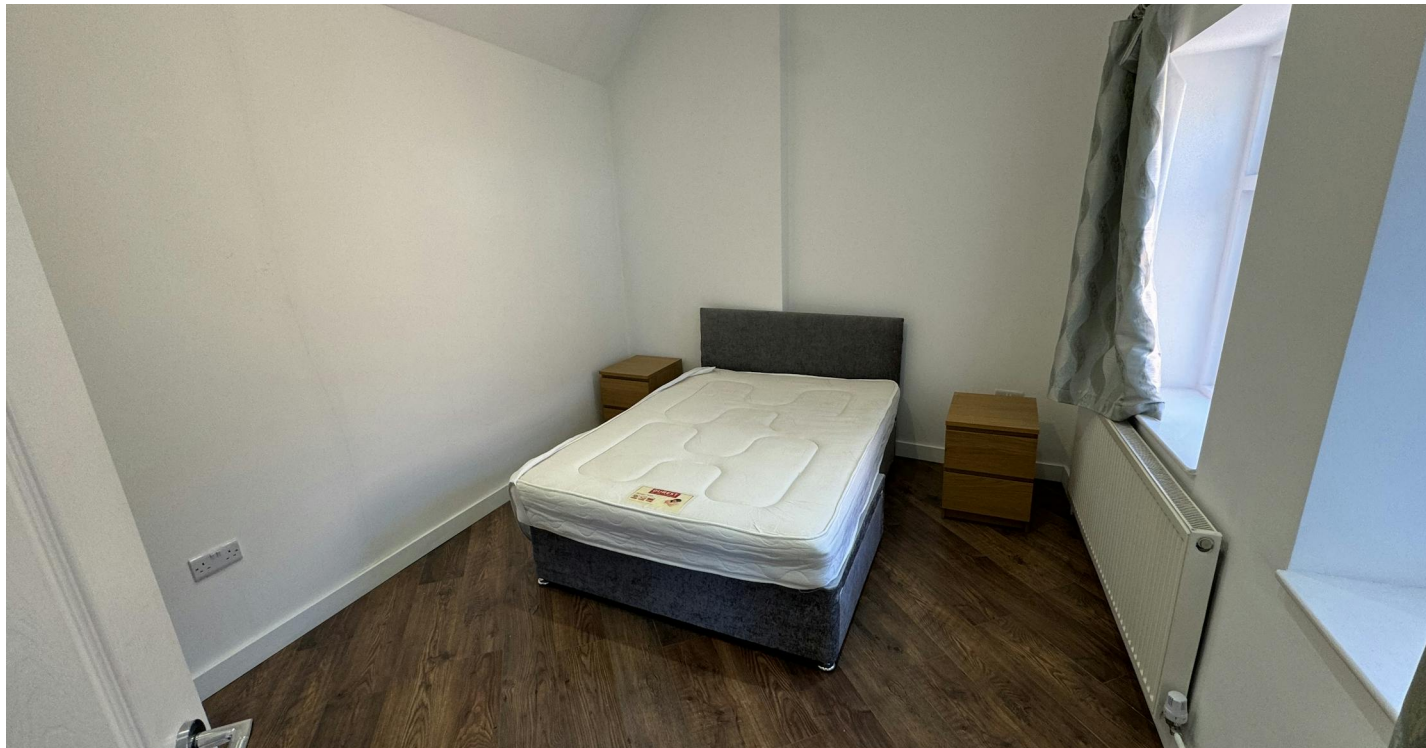
205-206 NEWHALL STREET, JEWELLERY QUARTER, BIRMINGHAM, B3 1SH

1,403 SQ FT (130.34 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

An Attractive, Grade II Listed, Mixed-Use Building set within the Jewellery Quarter

- Guide Price £375,000
 - Vacant Possession
 - Ground Floor Office / Retail
 - Refurbished Duplex Residential Apartment
 - Walking distance to St Paul's Square
 - Walking distance to CBD
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DESCRIPTION

The property is an attractive Grade II listed mid-terraced building occupying a prime position on Newhall Street, near its junction with Graham Street. It is directly opposite the proposed St. Paul's Quarter development, which will feature 320 new apartments, commercial spaces, and a new public square.

The ground floor comprises a lock-up quasi-retail/office unit, featuring pedestrian access and an open-plan layout with kitchen and WC facilities at the rear. An internal staircase leads to a basement, providing additional dry storage for the ground floor occupier.

The upper floors are accessed via a secure pedestrian entrance, opening to an internal staircase that leads to the residential accommodation. The residential space has been fully refurbished and boasts large glazed windows at the front, allowing for excellent natural light. The accommodation includes a lounge, kitchen, bathroom, two bedrooms, and en-suite facilities, offering modern and comfortable living.



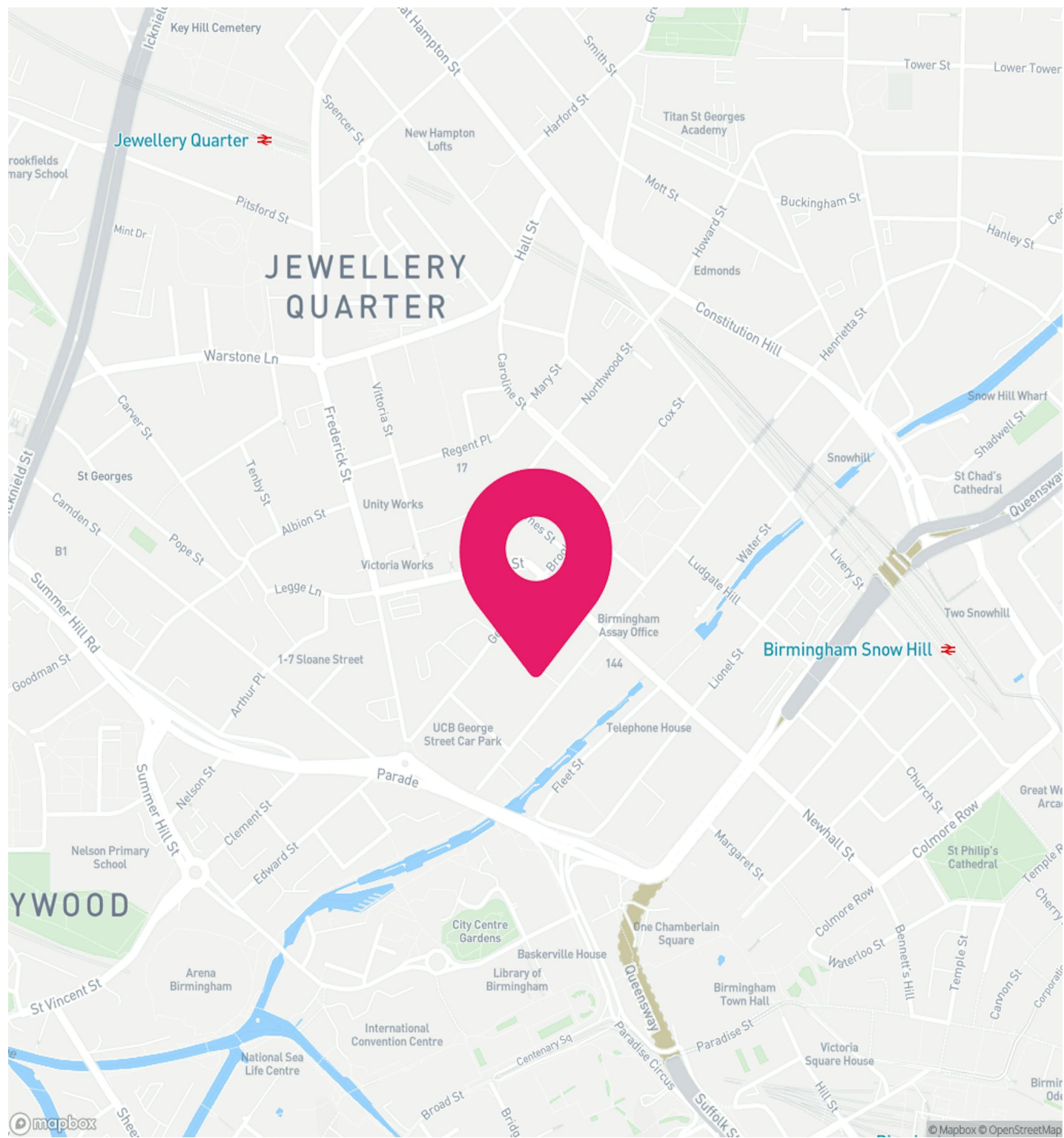
LOCATION

/// //SMILED.TRAINS.LATELY

The property is situated on Newhall Street, near its junction with Graham Street, in the heart of the Jewellery Quarter.

This prime location offers convenient access to St. Paul's Square, the Jewellery Quarter, and the Colmore Business District which all provide a vibrant leisure scene featuring independent and chain bars, restaurants and cafes.

Jewellery Quarter and Snow Hill train stations are located nearby, providing excellent connectivity to Birmingham New Street and other local and national rail destinations.



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.

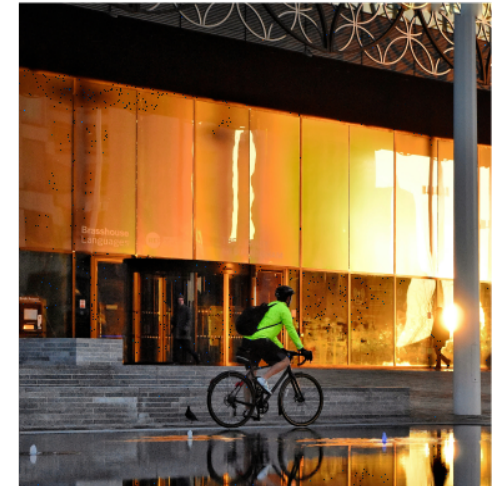
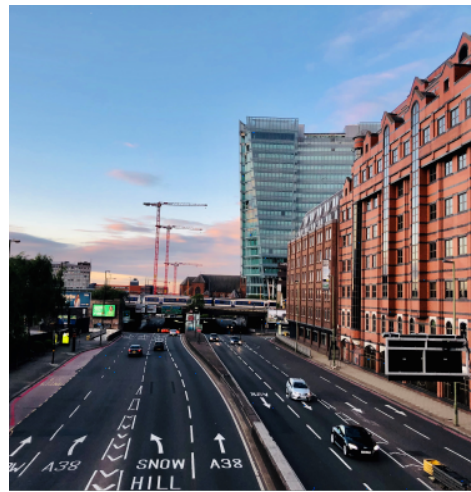
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Commercial	435	40.41	Available
1st - First and Second Floor Apartment	710	65.96	Available
Basement - Basement	258	23.97	Available
Total	1,403	130.34	

SERVICES

We understand that the property benefits from all mains services, which are connected on, or adjacent to the premises.

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

ANTI-MONEY LAUNDERING

The successful bidder will be required to provide two forms of ID, proof and source of funding to satisfy Anti-Money Laundering protocols.

SERVICE CHARGE

n/a

RATEABLE VALUE

£5,800. The ground floor benefits from small business rates exemption

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £375,000

POSSIBLE USE CLASSES

Class C3 - Secure Residential Institutions, Class E - Commercial, Business and Service

EPC

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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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