27 – 33
Great Hampton Street,
Birmingham,
B18 6AA
Commercial Investment Opportunity with Residential Development Potential
GREAT HAMPTON STREET

Summary
• Prominently located on Great Hampton Street within the Jewellery Quarter and within 1 mile (1.6 km) of the city centre
• Vibrant surrounding area offering a range of uses including; commercial, leisure and residential
• The Jewellery Quarter has become the location of choice for city dwellers and young professionals
• Freehold
• The property comprises 77,314 sq ft (7,182.75 sq m) of commercial space on a site of 0.397 ha (0.98 acres)
• Underlying potential for residential redevelopment (subject to planning)
• The current passing rent is £100,000 per annum rising to £104,200 in October 2015
• We are instructed to seek offers in the region of £1,500,000 (One Million Pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a Net Initial Yield of 6.76%, assuming purchaser’s costs of 5.80%

Location
The property is located in the Jewellery Quarter and is less than 1 mile (1.6 km) to the north of the city centre. St Paul’s Square, the heart of the Jewellery Quarter and the social hub of the immediate area, is situated 0.5 miles (0.8 km) to the south of the property providing easy access to the St Paul’s Metro station. The Central Business District (CBD) lies 1 mile (1.6 km) to the south, as is Birmingham Snow Hill train station, Birmingham’s main commuter railway station. Just beyond the CBD is the main retailing area of Birmingham made up of New Street, The Bullring, The Mailbox and Grand Central which forms part of the newly developed New Street Rail Station. Great Hampton Street provides direct access to the A38 Aston Expressway which leads to J6 of the M6 motorway and to the national motorway network.

Description
The property was initially constructed in the early 1900’s and over the years has had various additional buildings added. The property comprises ground floor retail fronting Great Hampton Street with office and storage space above on the first and second floors. The site area is 0.397 hectares (0.98 acres) extending from Great Hampton Street to Barr Street to the rear. Adjacent to the property is the popular Lord Clifden public House.

28A Great Hampton Street - The unit is currently being used as a restaurant and has an open dining area, server area, kitchen and ancillary stores, office and toilet facilities.

28B Great Hampton Street - The property has a regular sales area with a small office/repair workshop. Access to the first floor is by a stairwell located within the main sales area and leads to various store rooms which extend over unit 28A.

28C Great Hampton Street - The unit has a small sales area to the front with a small office/store to the rear leading to a W/C.

28D Great Hampton Street - The unit has a sales area to the front of the unit. To the rear of the sales area is an office/store leading to a W/C.

Warehousing - The warehouse areas have part concrete part timber floors with brick and part block walls. The warehouse can be accessed from Great Hampton Street and from the rear through Barr Street. The warehousing provides a number of open plan storage areas with working heights ranging from 3.45m 6.82m. One section of the warehouse accessed from Barr Street that is at a lower level from the front providing a working height of circa 9.5m.

Tenure
The property is held Freehold.

EPC
An EPC for each building is available on request however they can be summarised as follows:
27-33 Great Hampton Street - EPC rating 112 E
28 A Great Hampton Street - EPC Rating 122 E
28 B Great Hampton Street - EPC Rating 101E

Further Information
For further details please contact wither Will Jordan or Jonathon Devaney at Knight Frank LLP on 0121 200 2220 or by email to:
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