

Spencer Street Studios, Jewellery Quarter, Birmingham, B18 6DS



**TO LET**

Retail Premises Located in the Historic Jewellery Quarter

Net Internal Area: 150 ft<sup>2</sup> (13.9 m<sup>2</sup>)

### Location

The property is situated along Spencer Street in the heart of Birmingham's historic Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes and the Jewellery Quarter Train and Metro being only a short distance away.

### Description

The property comprises a ground floor retail shop accessed via 56 Spencer Street.

The unit is open plan with a single glazed window to the front elevation with pedestrian access via a communal vestibule.

The property benefits from laminate flooring, emulsion coated walls and fluorescent strip lighting.

Please note: The unit has communal water and WC facilities.

### Accommodation

**Total (NIA) 150 ft<sup>2</sup> (13.9 m<sup>2</sup>) approximately**

### Price / Tenure

The property is available to let on a new lease with length to be agreed at £4,000 per annum exclusive.

### Service Charge

A service charge is payable in respect of the maintenance and upkeep of communal areas and buildings insurance.

The current premium is £366.56 per annum.

### VAT

We understand VAT is not payable on the rental.

### Business Rates

We understand the property qualifies for Small Business Rates Relief.

### EPC

An EPC has been obtained and is available upon request from the agent.

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning

We understand the property has planning for Use Class B1 (Business) and B2 (General Industrial).

### Legal Fees

The landlord will provide a free and easy to understand lease agreement with each party being responsible for their own legal and other fees associated with this transaction.

### Availability

The property is immediately available subject to the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on  
**0121 638 0500**

