

Prominent Corner Coffee Shop

R48 & R49 The Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

For further information
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Location

The Jewellery Quarter is an historic and unique area of Birmingham City Centre with over 200 listed buildings and a diverse mix of businesses it is well known for its leisure offering with an array of bars, restaurants and cafes.

The unit occupies a prominent position on the corner of Hockley Street and Spencer Street and is situated less than a 5 minute walk from the Jewellery Quarter train and metro station, whilst only 1 mile from the City Centre.

Description

The property is arranged over ground floor and is configured in an "L" shape with a small level change. The property can be made available as a split or as a whole.

Accommodation

R48	39.38 sq m	424 sq ft
R49	37.57 sq m	404 sq ft
Total	76.95 sq m	828 sq ft

Business rates

To be assessed.

Terms

The property is available by way of a new lease on terms to be agreed.

Rent

R48: £10,000 per annum exclusive.

R49: £10,000 per annum exclusive.

Combined Units: £20,000 per annum exclusive.

Planning

The property is suitable for A1 (Retail) or A3 (Restaurant & Café) subject to planning consent.

VAT

All prices, premises and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

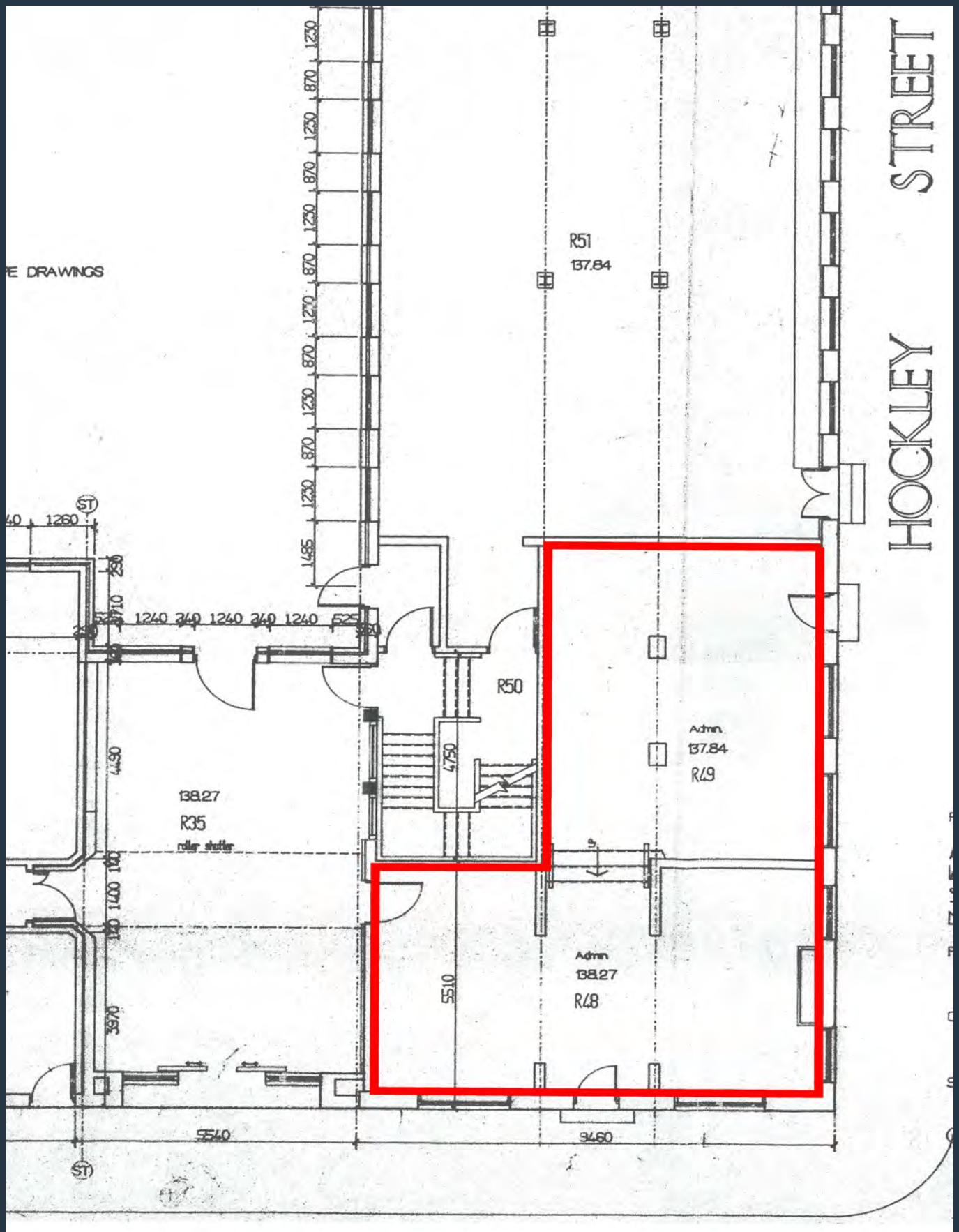
Each party is responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

EPC Rating E 120. Available on request.

Viewing and Further Information

Strictly by prior appointment with the sole agents.



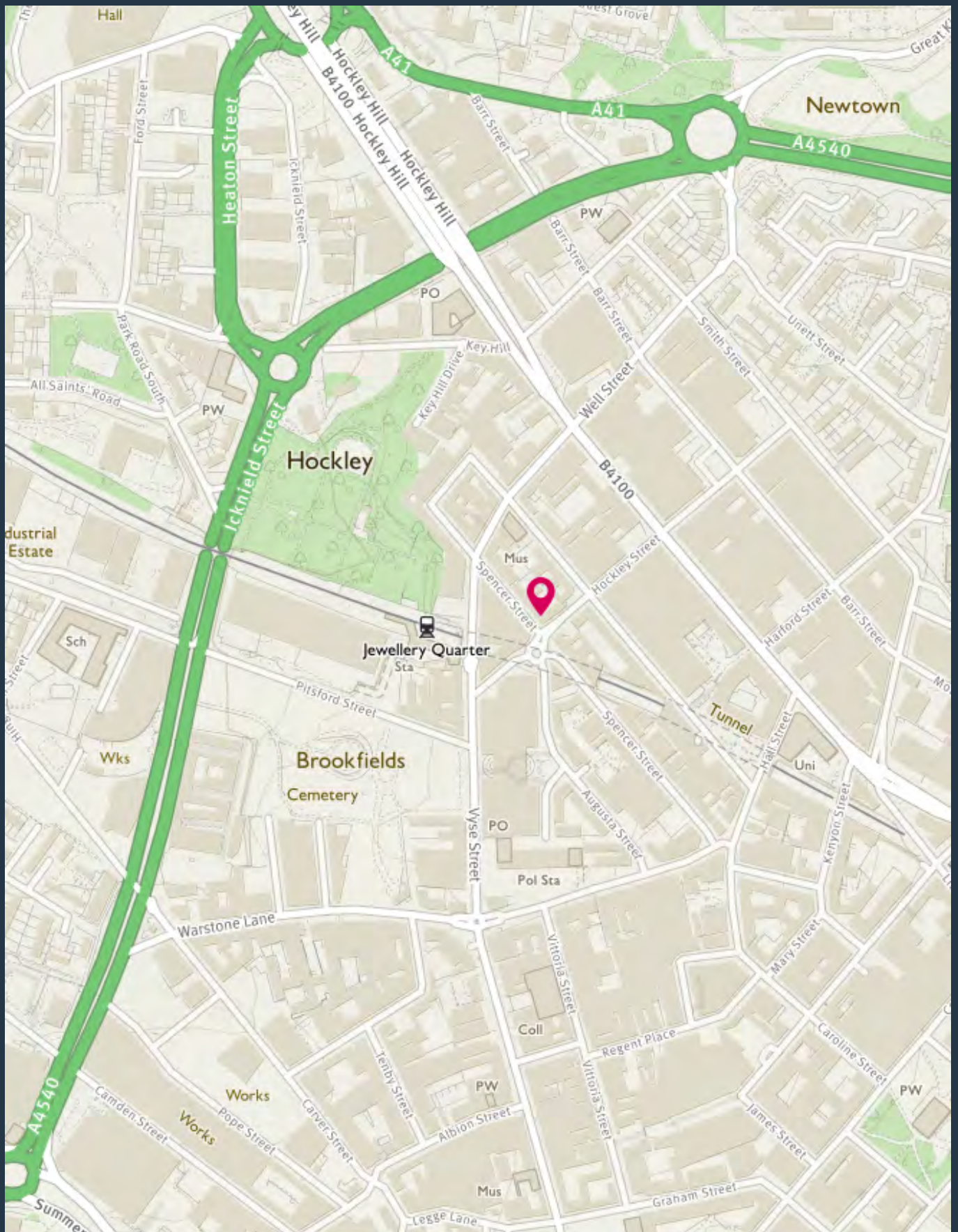
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