www.siddalljones.com



Unit 4, 58 Spencer Street, Jewellery Quarter, Birmingham, B18 6DS



# TO LET

Retail Space Situated within the Historic Jewellery Quarter Gross Internal Area: 650 ft<sup>2</sup> (60.38 m<sup>2</sup>)

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## 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 workshop / studio space accessed through a corridor from the right pedestrian door of the main building.

The workshop is open plan with a large glazed side elevation overlooking a central courtyard.

The property benefits from concrete flooring, new electrics and fluorescent strip lighting, concrete flooring, exposed brick walls, gas fired central heating and WC and kitchenette facilities.

# Accommodation

Total (NIA) 650 ft<sup>2</sup> (60.38 m<sup>2</sup>) approximately

# Price / Tenure

The property is available to let on a new lease with length to be agreed at  $\pounds$ ,250 per annum exclusive.

#### VAT

We understand VAT is not payable on the rental.

#### **Business Rates**

We understand the property qualifies for Small Business Rates Relief.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

# 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 0121 638 0500