



TO LET

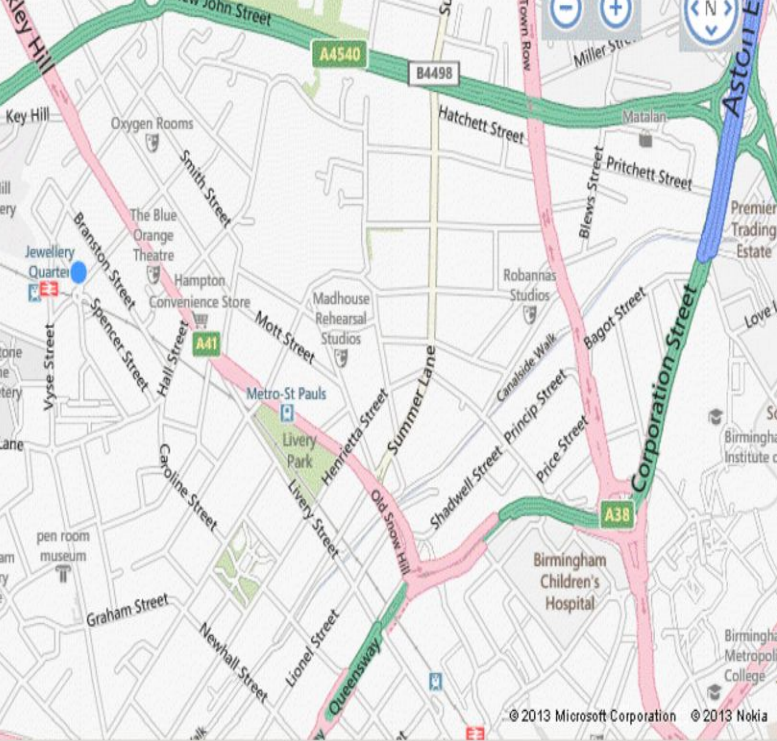
Corner Coffee Shop

**95 Spencer Street
Birmingham
B18 6DA**



- Prominent corner location
- Heart of the Jewellery Quarter
- Next to a busy business centre
- Suitable for A1 (retail)
- Suitable for A3 (restaurant & café)

Prominent corner coffee shop
404 - 828 sq ft (37.57 - 76.95 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Bham City Centre	1.2	15	Walk
St Paul's Square	0.5	10	Walk
Jewellery Qtr Station	-	2	Walk
New Street Station	1	8	Car

Source: theAA.com

Corner coffee shop

95 Spencer Street, Birmingham



DESCRIPTION

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

PLANNING

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

ACCOMMODATION & RENT

Total unit 828 sq ft at £20,000 + VAT per annum or split into two at £10,000 + VAT each

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.

EPC'S

EPC rating is E120. Available on request

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 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.

TERMS

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

VIEWING / FURTHER INFO

Please contact 0121 523 2929



Managing Properties
On Behalf of
Northern Trust
Company Limited

Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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