

**DEVELOPMENT SITE WITH
PLANNING CONSENT**



**CENTURY BUILDINGS, 35-40 SUMMER HILL ROAD,
JEWELLERY QUARTER, BIRMINGHAM, B1 3RB**
16,491 SQ FT (1532.3 SQ M)

- PROMINENT LOCATION
- 26 APARTMENTS & 12 BED APART HOTEL
- GRADE II LISTED
- FREEHOLD TITLE

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Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located on Summer Hill Road in the Jewellery Quarter area of Birmingham, situated close to the junction with Sand Pits and the A457 Dudley Road. Birmingham City Centre lies approximately 0.5 miles to the south-east, providing access to a range of retail, leisure, and transport facilities. The location benefits from good transport links, with Jewellery Quarter Train and Metro Station situated approximately 0.4 miles away, offering direct connections to Birmingham Snow Hill and the wider West Midlands rail network. The surrounding road network provides easy access to the A4540 Inner Ring Road and the A38(M) Aston Expressway, linking to Junction 6 of the M6 Motorway and the wider national motorway network.

DESCRIPTION

The property comprises a substantial former industrial building of traditional brick construction, arranged over ground and upper floors, situated on a self-contained site fronting Summer Hill Road in the Jewellery Quarter area of Birmingham. The premises were previously in commercial use and now require comprehensive refurbishment throughout. Internally, the accommodation is largely stripped back to shell condition, offering an open layout suitable for redevelopment. Externally, the property features period elevations with original architectural detailing and a pitched roof structure.

ACCOMMODATION

AREA	SQ FT	SQ M
35-38 Summer Hill Road		
Ground Floor	5,100	474
First Floor	4,935	458
Second Floor	4,527	420
39-40 Summer Hill Road		
Ground Floor	1,929	179.3
TOTAL	16,491	1,532.3

PLANNING

Planning permission has been granted for the change of use, conversion and extension of the existing building to provide 26 residential apartments and a 12-bed apart-hotel, together with associated works and parking.

Planning Application Reference: 2022/08104/PA.

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The property is held on a freehold title. Price on application.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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