

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**HIGH-PROFILE RETAIL/OFFICE SPACE**



**GILDERS YARD, 12 GREAT HAMPTON STREET,  
JEWELLERY QUARTER, B18 6AX  
1,900 SQ FT (177 SQ M)**

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property is located on Great Hampton Street in the Jewellery Quarter area of Birmingham, situated close to the junction with Hall Street and the A4540 Icknield Street. Birmingham City Centre lies approximately 0.5 miles to the southeast, providing access to a range of retail, leisure, and transport facilities. The location benefits from excellent transport links with Jewellery Quarter Train and Metro Station situated approximately 0.3 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 A38 (M) Aston Expressway, linking to Junction 6 of the M6 Motorway and the wider national motorway network.

**DESCRIPTION**

The property comprises a modern ground floor retail unit with glazed frontage and pedestrian access to the front. The accommodation is presented in shell and core condition with concrete floors and breezeblock elevations.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	1,900	177
TOTAL	1,900	177

**PLANNING**

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 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/RENT**

The property is available on a leasehold basis at a quoting rent of £27,500 per annum exclusive, subject to contract. Terms to be agreed.

**SERVICE CHARGE**

We understand that a service charge is to be levied to cover the cost of services provided by the Landlord.

**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 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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