



**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 £30,000 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

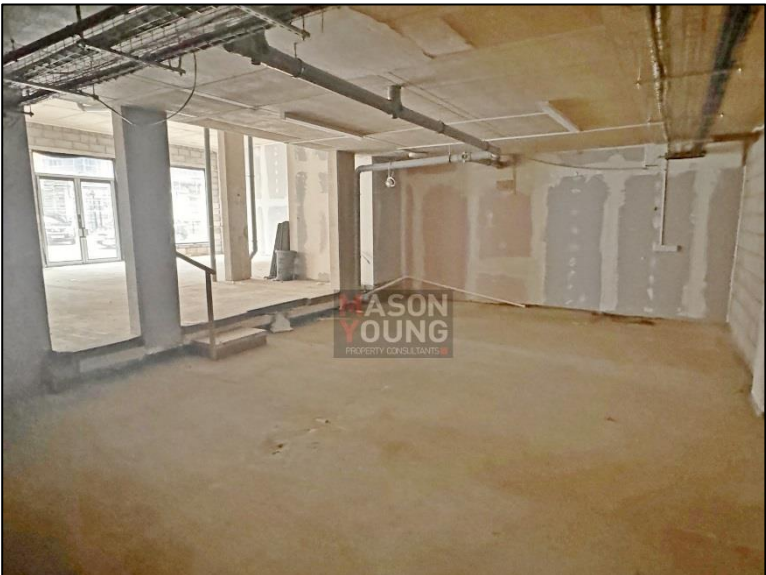
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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