

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

**SELF-CONTAINED  
OFFICE PREMISES**

**111, 113 & 115 GREAT HAMPTON STREET,  
JEWELLERY QUARTER, BIRMINGHAM, B1 3AA**



**1,809 – 5,857 SQ FT (168.1 – 544.3 SQ M)**

- FREEHOLD TITLE
- SELF-CONTAINED
- CENTRAL LOCATION
- ON SITE CAR PARKING

■  
MY BUSINESS SPACE  
MY MANAGEMENT  
MY LEASE CONSULTANCY  
MY DEVELOPMENT  
MY INVESTMENT  
MY AUCTIONS

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

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Please call for more information **t: 0121 285 3535** **m: 07929 410 481**

#### Location

The properties are situated in a prominent location fronting the main A41 Great Hampton Street on the fringe of Birmingham's historic Jewellery Quarter. The main A41 is a main arterial route which leads direct into Birmingham City Centre, being  $\frac{3}{4}$  of a mile South East and Junction 1 of the M5, being 1.5 miles to the North West. The main Aston Expressway (circa 1 mile due East), provides direct access to Junction 6 of the M6 Motorway "Spaghetti Junction". St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

#### Description

The property comprises of a 3 x three storey self-contained buildings of brick built construction surmounted by a pitched tiled roof. Internally the offices are of modern construction built behind a Grade II listed Edwardian façade with the upper floors having been converted to residential apartments and sold off on 150 year leases from 25<sup>th</sup> March 2006. The offices are arranged on the basement and ground floors and benefit from carpets, plaster & painted walls and ceiling, inset ceiling light points, gas fired central heating (where applicable), a kitchenette and WC accommodation. Each building benefits from 2 car parking spaces.

#### Accommodation

AREA	SQ FT	SQ M
111 Great Hampton Street	2,042	189.8
113 Great Hampton Street	2,006	186.4
115 Great Hampton Street	1,809	168.1
<b>TOTAL</b>	<b>5,857</b>	<b>544.3</b>

#### Services

We are advised that electric & water services are connected.

#### Energy Performance Certificates

Details available upon request.

#### Tenure

The freehold interest is available with offers in the region of £825,000 for the three office buildings plus VAT with a ground rent of £3,750 per annum between the offices and apartments. Alternatively, the long leasehold is available with offers in excess of £750,000 plus VAT for the three office buildings or £275,000 plus VAT for each one. The long leasehold is held for a term of 150 years from 25<sup>th</sup> March 2006 at a ground rent of £250 per annum per unit.

#### Business Rates

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

#### Legal Costs

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

#### VAT

We understand that the property is elected for VAT.

#### Viewing

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

#### Contact Details

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