TO LET

GROUND FLOOR RETAIL PREMISES

80-82 GREAT HAMPTON STREET,
HOCKLEY, BIRMINGHAM, B18 6EW

1,706 SQ FT (158.7 SQ M)

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

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Location
The property is situated in a prominent location fronting the main A41 Great Hampton Street on the fringe of Birmingham’s historic Jewellery Quarter. The A41 is a main arterial route which leads direct into Birmingham City Centre, being ¾ 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 mid-terraced three storey Grade II listed building of brick-built construction surmounted by a pitched tiled roof. Internally the property offers accommodation arranged over four floors with the ground floor having been converted for retail use and benefits from wooden floors, power points, fluorescent strip lighting, WC and kitchen facilities. There is a further basement area which is suitable for storage. There is parking available to the rear of the property.

Accommodation

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<th>SQ FT</th>
<th>SQ M</th>
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<tr>
<td>Right Hand Side</td>
<td>717</td>
<td>66.7</td>
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<tr>
<td>Basement</td>
<td>989</td>
<td>92.0</td>
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<td><strong>TOTAL</strong></td>
<td><strong>1,706</strong></td>
<td><strong>158.7</strong></td>
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Services
We are advised all main services are connected including gas, electricity and water.

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
The property is available at a quoting rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

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.

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

Contact Details
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Email: af@masonyoung.co.uk

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