



INVESTMENT OPPORTUNITY · FOR SALE

37 Tenby Street

Jewellery Quarter, Birmingham B1 3EF

A new 15 year lease to an established Jewellery Quarter manufacturer.

The investment comprises the purchase of the SPV (Charles Green Investment Limited), which holds the 999 year long leasehold interest at a peppercorn ground rent, with a newly granted 15 year occupational lease to Charles Green & Son Limited, an established Birmingham jewellery manufacturer incorporated in 1948.

The property forms part of the new Tenby Street residential led mixed use scheme by Redford Developments, a high quality, regeneration led address in the heart of the Jewellery Quarter.

KEY INVESTMENT METRICS

| | | | | |
|----------------------|----------------------|------------------------------|--------------------------|----------------------------|
| £975,000 | 7.01% | £71,352 | 15 | 999 |
| GUIDE PRICE PRICE | NET INITIAL YIELD | PER ANNUM PASSING RENT | YEARS LEASE LENGTH | YEARS LONG LEASEHOLD |

INVESTMENT HIGHLIGHTS

- **New 15 year lease**
Recently granted from October 2025 to October 2040.
- **Long leasehold tenure**
999 years from the freeholder at a peppercorn ground rent, providing a clean structure well suited to investment buyers.
- **Established Birmingham occupier**
Charles Green & Son Limited (Co. No. 00455784), incorporated 1948, a long standing Jewellery Quarter manufacturer.
- **Quarterly income, secured**
£71,352 per annum exclusive, payable quarterly in advance, with rent reviews at the 5th and 10th anniversaries (upward only, to OMRV).
- **Attractive net initial yield**
A guide price of £975,000 reflects a net initial yield of 7.01%, assuming purchaser's costs of 4.42%.
- **Regeneration led address**
Forms part of the wider Tenby Street mixed use scheme by Rainier Developments in the established Jewellery Quarter.

DESCRIPTION

A purpose built facility with a modern industrial aesthetic.

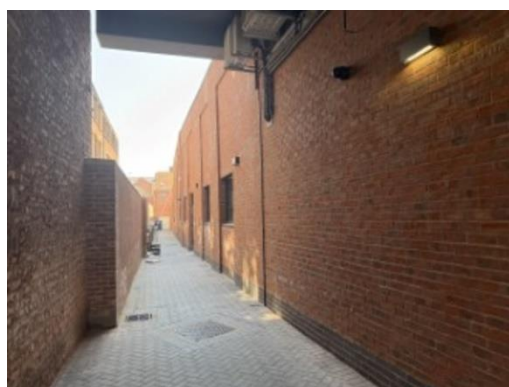
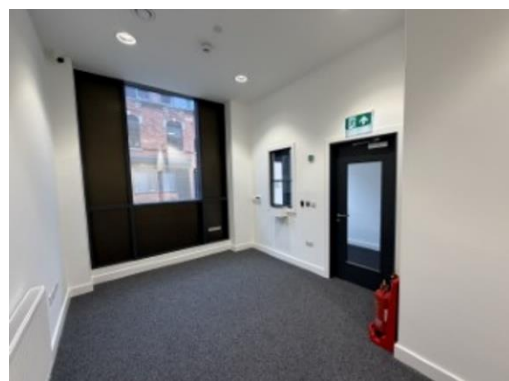
The property comprises a purpose built facility for Charles Green & Son, with an impressive double fronted elevation providing pedestrian access directly from Tenby Street, together with a secondary pedestrian access from the designated side passageway.

The ground floor accommodates fitted offices, workshop space, an integrated showroom and ancillary welfare facilities, all arranged within a flexible, light filled layout. The space has been purposely designed to express a modern industrial aesthetic, with exposed galvanised conduit serving the M&E installation, exposed ductwork at high level and large powder coated Crittall style windows flooding the space with natural light throughout.

The first floor comprises an open plan office area arranged around a central feature staircase. This high quality, contemporary workspace is lit by full height industrial glazed windows, with the exposed services treatment continued from the ground floor to provide a cohesive, characterful working environment.

NOTABLE FEATURES

- Double fronted Crittall style elevation
- Two pedestrian access points
- Open plan flexible ground floor
- Integrated showroom & workshop
- Exposed galvanised conduit & ductwork
- Modern linear LED lighting throughout
- Central feature staircase to 1st floor
- Fitted welfare & kitchen facilities



THE TENANT

Charles Green & Son Limited

Charles Green & Son Limited (Co. No. 00455784) was incorporated in 1948 and is one of the longest standing jewellery manufacturers operating in the Jewellery Quarter. The business has now relocated into 37 Tenby Street as its new permanent home, a strong signal of long term commitment to the address and the location, and a sound underpinning for the income stream.

LEASE SUMMARY

| | |
|----------------|--|
| TENANT | Charles Green & Son Limited (incorporated 1948, Co. No. 00455784) |
| DEMISE | Ground & mezzanine, 5,946 sq ft GIA |
| TERM | 15 years from October 2025 (expiry October 2040) |
| RENT | £71,352 per annum exclusive, payable quarterly in advance (£12.00 per sq ft) |
| RENT REVIEWS | 5th and 10th anniversaries, upward only, to open market rental value |
| BREAK CLAUSES | Mutual break options at the 5th and 10th anniversaries |
| SERVICE CHARGE | £3,670 per annum (year one) |
| PERMITTED USE | Use Classes B1, A1, A2, A3 / D2 (subject to operational conditions) |

LOCATION

The property occupies a prominent position on Tenby Street within Birmingham's Jewellery Quarter (B1), one of the city's most distinctive, well connected and rapidly regenerating quarters. The Jewellery Quarter has seen significant residential led mixed use investment over the last decade, and benefits from excellent connectivity via the Jewellery Quarter station (heavy rail and West Midlands Metro tram), with Birmingham city centre (Snow Hill and Colmore Row) within a 10 minute walk.



PRICING & YIELD

Offers invited at £975,000

Based on the net passing rent of £71,352 per annum and purchaser’s costs of 4.42%, a purchase price of £975,000 reflects a net initial yield of 7.01%.

| INVESTMENT ANALYSIS | Figure | Note |
|---------------------|-----------------|----------------|
| NET PASSING RENT | £71,352 pa | £12.00 psf |
| PURCHASER’S COSTS | 4.42% | Assumed |
| NET INITIAL YIELD | 7.01% | On guide price |
| GUIDE PRICE | £975,000 | £164 psf |

GUIDE PRICE

£975,000

REFLECTING

7.01% NIY

after 4.42% purchaser’s costs

Offers are invited at £975,000, reflecting a net initial yield of 7.01% after allowing for purchaser’s costs of 4.42%.

• TENURE · LONG LEASEHOLD

999 years at a peppercorn rent

The property is held on a 999 year long leasehold interest at a peppercorn ground rent. The investment is structured as an acquisition of the SPV, Charles Green Investment Limited, which holds the leasehold interest, providing an efficient transfer route.

FURTHER INFORMATION

VAT

We understand the property is elected for VAT. It is anticipated that the sale will be dealt with as a transfer of a going concern (TOGC).

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current AML regulations once Heads of Terms are agreed.

V I E W I N G S & C O N T A C T

Edward Siddall-Jones *BSc (Hons)*

T 0121 638 0500

M 07803 571 891

E edward@siddalljones.com

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