

# LICENCING, LEASING AND BUYING OPTIONS

2 & 3 Great Hampton Street · Jewellery Quarter · Birmingham

LEASE OPTIONS	Full Repairing & Insuring · up to 15 years · 3-year tenant break	
<b>EVERYTHING — No.2, No.3 &amp; BASEMENT</b> 2,477 sq ft (230.14 m <sup>2</sup> )	<b>£525</b>	Per Week £2,275/mo · £27,300/yr
<b>No.2 &amp; No.3 — GROUND FLOOR ONLY</b> 1,091 sq ft (101.32 m <sup>2</sup> ) - ITZA 808 sq ft (75 m <sup>2</sup> )	<b>£425</b>	Per Week £1,842/mo · £22,100/yr
<b>No.2 — GREAT HAMPTON STREET</b> 497 sq ft (46.13 m <sup>2</sup> ) - ITZA 388 sq ft (36 m <sup>2</sup> )	<b>£215</b>	Per Week £932/mo · £11,180/yr
<b>No.3 — GREAT HAMPTON STREET</b> 594 sq ft (55.19 m <sup>2</sup> ) - ITZA 422 sq ft (39 m <sup>2</sup> )	<b>£250</b>	Per Week £1,083/mo · £13,000/yr
<b>No.3 &amp; THE BASEMENT</b> 1,981 sq ft (184.01 m <sup>2</sup> )	<b>£395</b>	Per Week £1,712/mo · £20,540/yr
<b>THE BASEMENT</b> 1,387 sq ft (128.82 m <sup>2</sup> )	<b>£150</b>	Per Week £650/mo · £7,800/yr

LICENCE OPTIONS	All-inclusive: electricity · service charge · WC access	
<b>BASEMENT ROOM 1</b> 111 sq ft (10.30 m <sup>2</sup> )	<b>£25</b>	Per Week £108/mo · £1,300/yr
<b>BASEMENT ROOM 2</b> 36 sq ft (3.34 m <sup>2</sup> )	<b>£15</b>	Per Week £65/mo · £780/yr
<b>BASEMENT ROOM 3</b> 383 sq ft (35.54 m <sup>2</sup> )	<b>£50</b>	Per Week £217/mo · £2,600/yr
<b>BASEMENT ROOM 4</b> 597 sq ft (55.44 m <sup>2</sup> )	<b>£90</b>	Per Week £390/mo · £4,680/yr

BUYING OPTIONS	Virtual Freehold, No Ground Rent
<b>2&amp;3 AND BASEMENT</b> 2,477 sq ft (230.14 m <sup>2</sup> )	<b>£350,000</b> 997 Year Lease

**VAT** - All figures shown are exclusive of VAT. The property is elected for VAT and VAT at the prevailing rate will be added to all rents, licence fees and any purchase price.

**SERVICE CHARGE** - A Service Charge is payable for Insurance and other minor costs, such as maintenance of bin stores, window cleaning, etc. This is payable on top of Lease Costs above and is also payable annually by a purchaser, however it is included in the Licence Fee arrangements for the Basement