

2 & 3

# GREAT HAMPTON STREET

FOR LEASE MAY SELL

Built in 1832, ready for you.



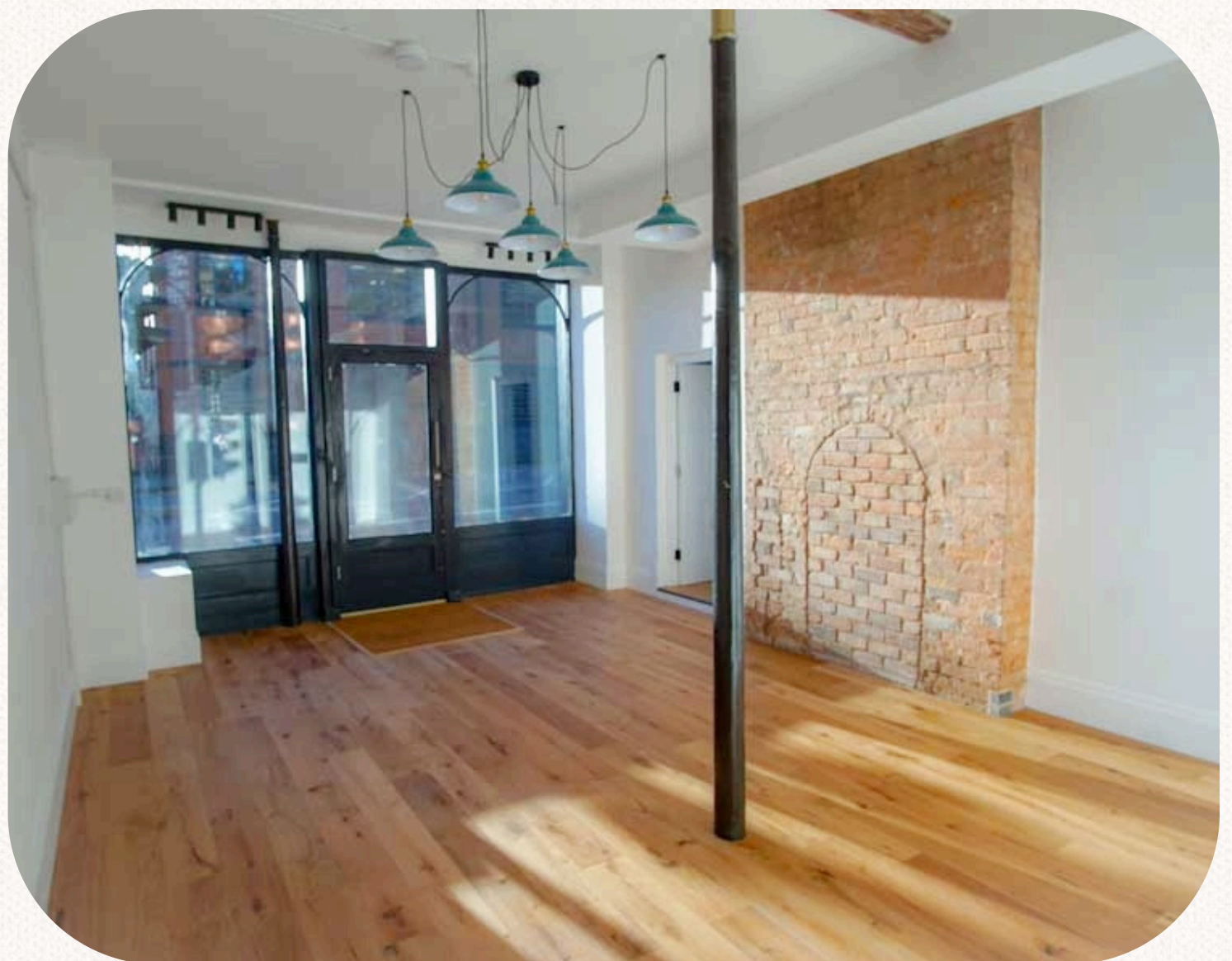
Options  
up to

2,477 sq ft  
(230 m<sup>2</sup>)

From:

£215  
a week

£11,280  
a year



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# FLOORPLAN

**Total Ground and Basement - 2,477 sq ft (230m<sup>2</sup>)**

## GROUND FLOOR

**2 Great Hampton Street**

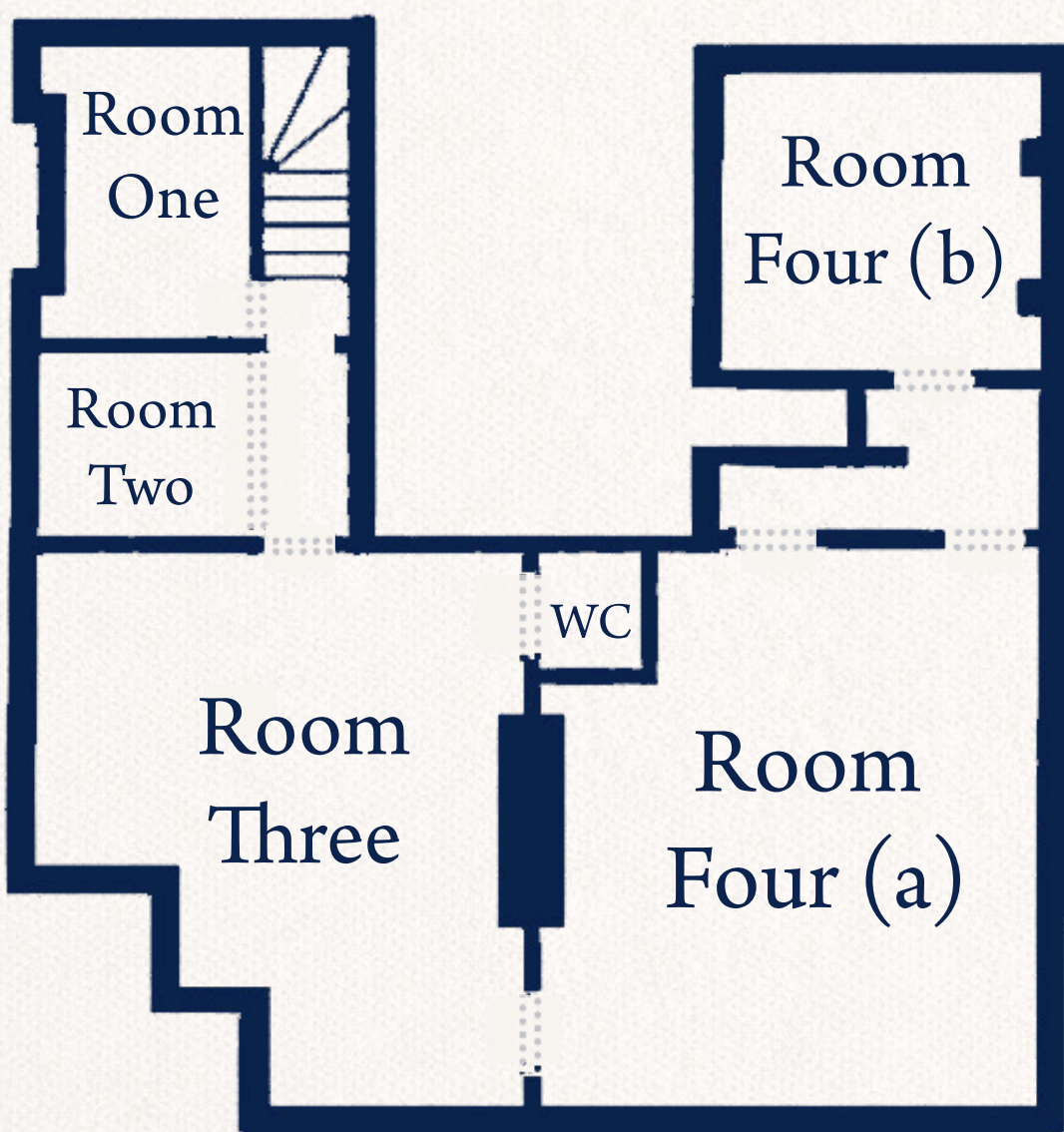
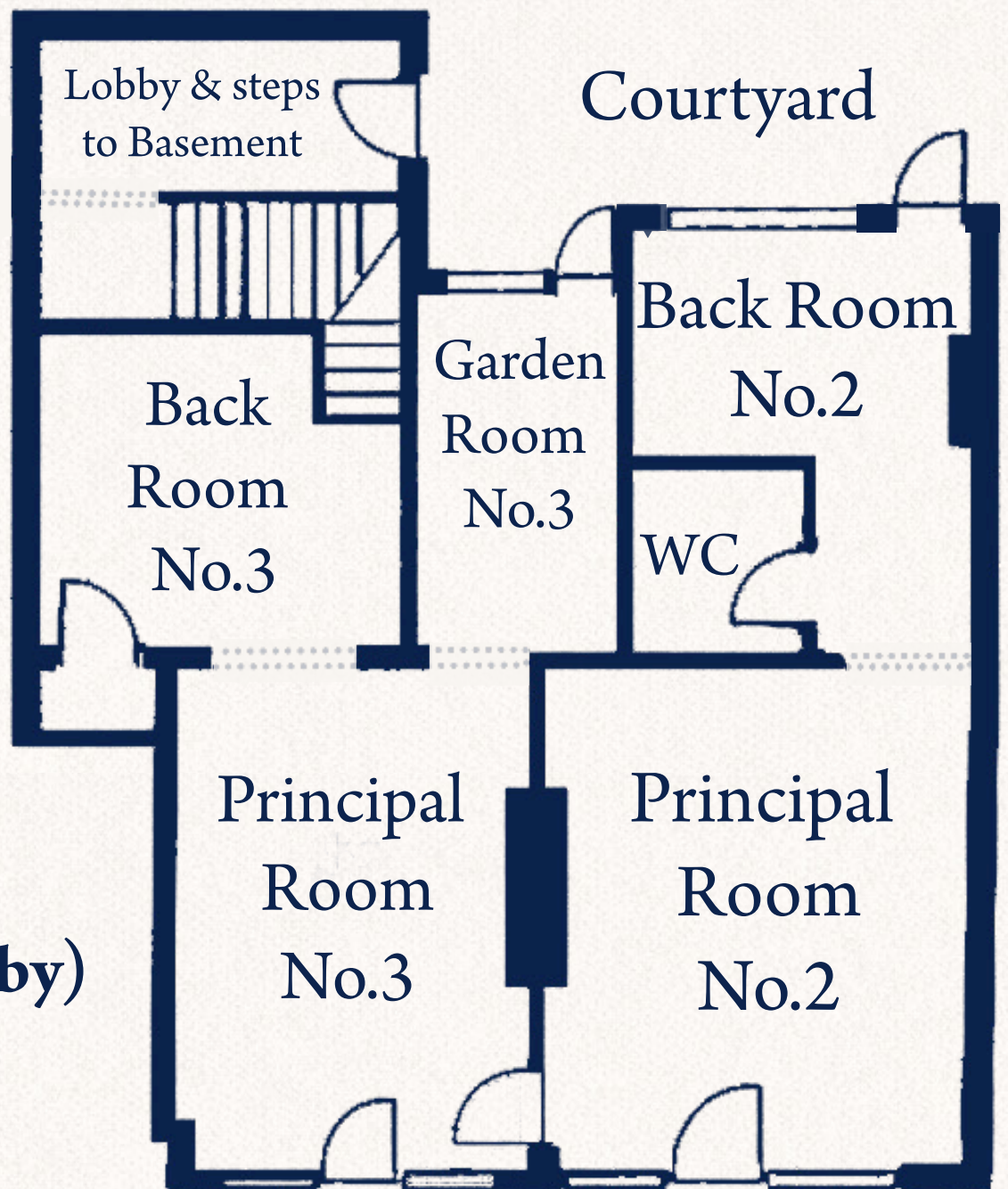
497 sq ft  
(46.2 m<sup>2</sup>)

**3 Great Hampton Street**

594 sq ft  
(55.2 m<sup>2</sup>)

**Total Ground Floor  
(Excl. Basement Lobby)**

1,091 sq ft  
(101.4 m<sup>2</sup>)



## BASEMENT

**Room One**

111 sq ft (10.3 m<sup>2</sup>)

**Room Two**

36 sq ft (3.3 m<sup>2</sup>)

**Room Three**

383 sq ft (35.5 m<sup>2</sup>)

**Room Four (a)&(b)**

597 sq ft (55.5 m<sup>2</sup>)

**Total Basement**

1,387 sq ft (128.0 m<sup>2</sup>)

# No.2 & No 3 GREAT HAMPTON STREET

## THE LOCATION

The Jewellery Quarter is Birmingham's most historically preserved district, which still retains its historic character and indeed many of the Jewellery Businesses that gave it its name. In the last 20 years it has become a small town in its own right with 15,000 residents and over 10,000 workers, and a bustling food and entertainment scene.

Great Hampton Street, is a continuation of Livery Street and is the straight route that forms part of the eastern boundary of the Jewellery Quarter. It is one of Birmingham's busiest arterial routes high volumes of passing traffic and a growing Jewellery Quarter community of residents, businesses and visitors.

Within a 30-minute walk of Great Hampton Street, more than 55,000 students study across Aston University, Birmingham City University's city centre campuses, University College Birmingham and the University of Law one of the largest concentrations of student population in any city outside London."

## WHAT IT COSTS

- ② Shops from £215/week. Basement storage from £15/week.
  - ② Take a lease for security, or a licence for flexibility. Both are available.
  - ② Prefer to own? The whole property is available as a virtual freehold, a 997-year lease at no ground rent, for £350,000. In ownership terms, that is the same as buying it outright.
  - ② It also qualifies for Structures and Buildings Allowance, reducing your corporation tax bill by £527-£693 every year you own it.
- Full pricing breakdown and Explanations are provided later.

**22,000**  
**residents**  
within a 15 min walk

**1.5m**  
**Visitors**  
to the Jewellery Quarter  
Annually

**55,000**  
**Students**  
with a 30 min walk

**Shops From:**  
**£215/week**

**Storage From:**  
**£15/week**

**Buy From:**  
**£350,000**

# No.2 & No 3 GREAT HAMPTON STREET

**NEVER OCCUPIED OR TRADED**  
from move in, fit out, open

**NEW SHOPFRONTS** 30 ft of  
shopfronts in a genuine historic style with  
large display windows and dedicated  
lighting, day and night visibility

**RESTORED ORIGINAL FEATURES**  
cast iron columns and exposed brick  
retained and restored character that  
cannot be replicated

**FRONT DOOR** - 2, 3 and the basement  
have their own front door

**LIKE NEW** - Full rewire, new  
plumbing, engineered oak floors  
throughout

**PRIVATE GATED REAR YARD FOR  
DELIVERIES** goods access that does  
not come through your sales space.

## YOUR OPTIONS

The units are available individually, in  
combination, or as a whole. You can take  
any of:

No.2 alone — 497 sq ft (46.1 m<sup>2</sup>)

No.3 alone — 594 sq ft (55.2 m<sup>2</sup>)

No.3 with basement — 1,981 sq ft  
(184.0 m<sup>2</sup>)

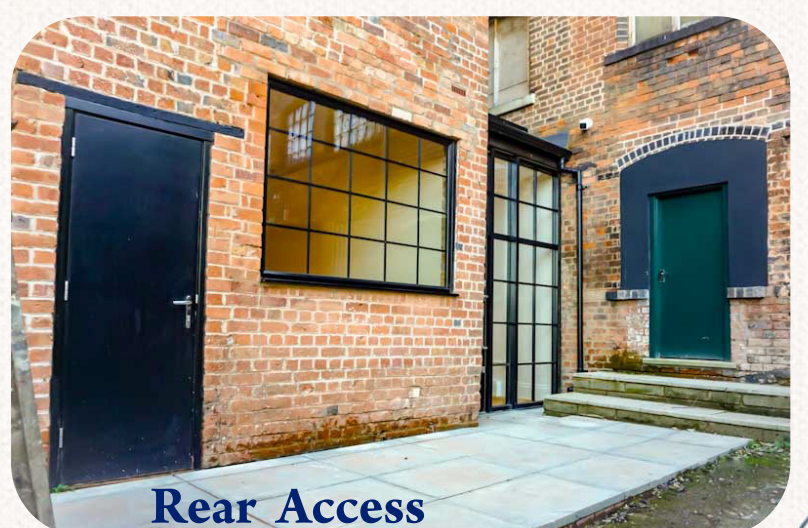
Both shops together — 1,091 sq ft  
(101.4 m<sup>2</sup>)

Both shops and basement — 2,477 sq ft  
(230.1 m<sup>2</sup>)

Basement only — 1,387 sq ft (128.8 m<sup>2</sup>)

Individual basement rooms — from 36  
sq ft (3.3 m<sup>2</sup>)

A full breakdown of each option  
including sizes, pricing and lease terms is  
shown in the following pages.



# NO.2 GREAT HAMPTON STREET



## TOTAL AREA

497 sq ft (46.2 m<sup>2</sup>)

## PRICE FROM

215/week £11,180/year

**THE SPACE** - 497 sq ft (46.2 m<sup>2</sup>) sized to trade seriously while keeping overheads lean

**PRINCIPAL ROOM** - 294 sq ft of Zone A sales floor — high ceilings, engineered oak, feature and directional window lighting

**ORIGINAL FEATURES** - Original brick chimney breast and cast iron columns retained and restored

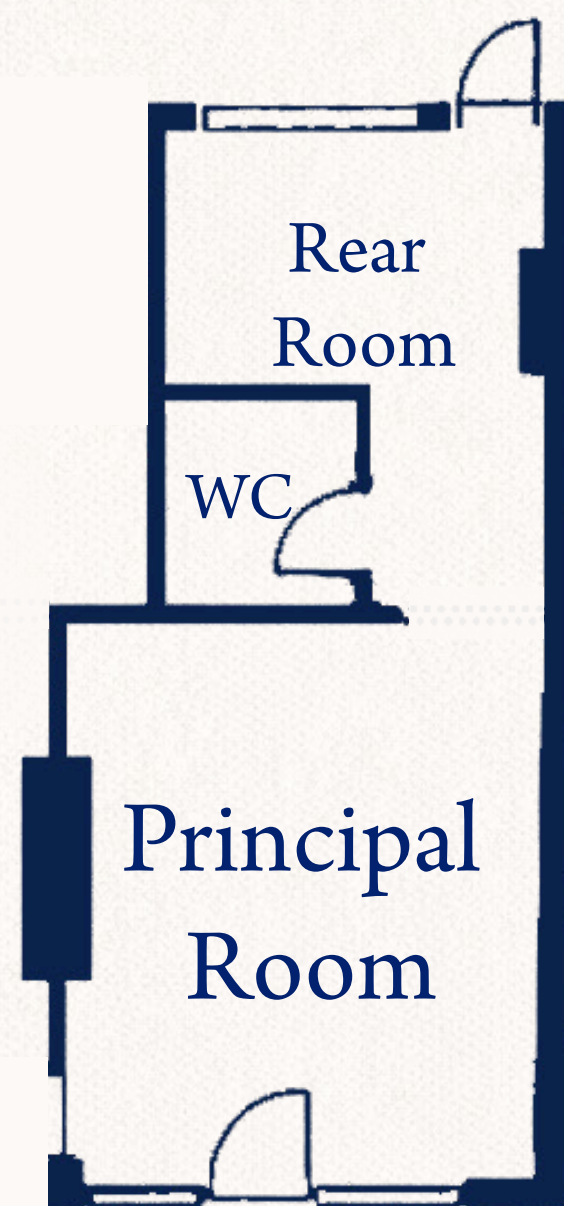
**BUSINESS RATE RELIEF** - An eligible occupier would qualify for 100% Small Business Rates Relief, zero rates liability

**WC** - New Fitted private WC just for you

**FRONT DOOR** - Your own front door and 16ft of shopfront directly onto Great Hampton Street

**FLEXIBLE BACK ROOM** - prep, storage, coffee station, extra sales — your call

Courtyard



Street

(With option for Pavement Seating\*)

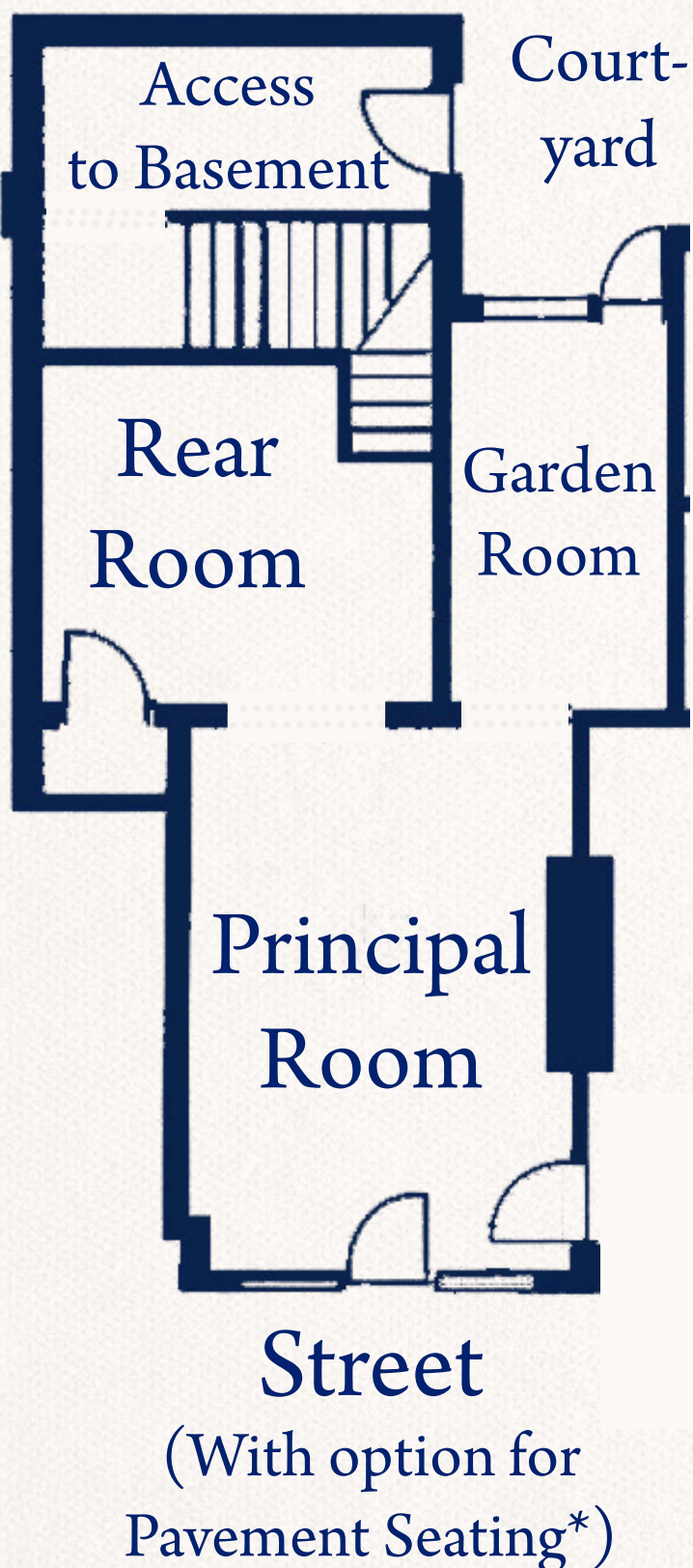
\*Subject to permission from Birmingham City Council

# No.3 GREAT HAMPTON STREET



**TOTAL AREA**  
594 sq ft (55 m<sup>2</sup>)

**FROM**  
£250/week 13,000/year



**SIZE** - At 594 sq ft (55.19 m<sup>2</sup>), No.3 is the size to give you genuine flexibility with a front room, a back room, and a garden room.

**THE PRINCIPAL ROOM** — At 259 sq ft (24.09 m<sup>2</sup>) of prime Zone A sales floor, the original brick fireplace and cast iron columns, this room gives a good shopfront to the world.

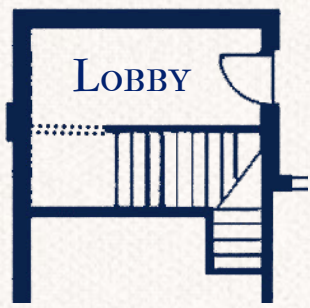
**THE GARDEN ROOM** — With vaulted ceilings, skylights, this room feels big and airy.

**BUSINESS RATES** — Alone No.3 is carefully sized to qualify for 100% Small Business Rates Relief for eligible businesses

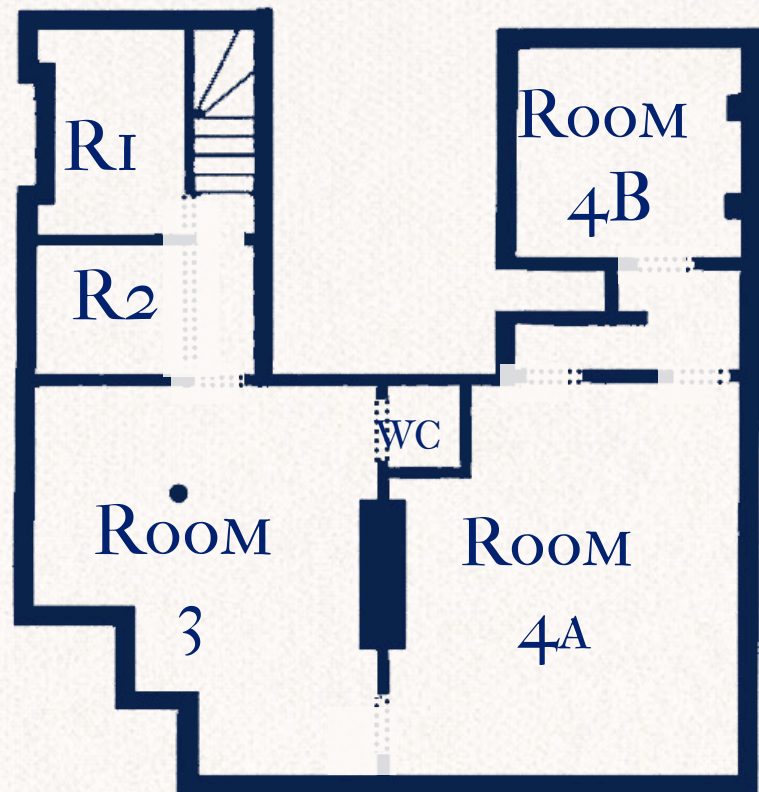
\*Subject to permission from Birmingham City Council

# BASEMENT

## GROUND



## BASEMENT FLOOR



### TOTAL AREA

Everything - 1,387 sq ft (128 m<sup>2</sup>)

Room 1 - 111 sq ft (10 m<sup>2</sup>)

Room 2 - 36 sq ft (3 m<sup>2</sup>)

Room 3 - 386 sq ft (36 m<sup>2</sup>)

Room 4 - 597 sq ft (55 m<sup>2</sup>)

### FROM

Everything - £215 a week £11,180 a year

Room 1 - £25 a week £1,300 a year

Room 2 - £15 a week £780 a year

Room 3 - £50 a week £2,600 a year

Room 4 - £90 a week £4,680 a year

At 1,387 sq ft (128 m<sup>2</sup>) beneath No.2 and No.3, this is an unusually large basement for the money.

What we did to it. Before we started works it was a typical Victorian lower ground: reasonable ceiling height, not much else. We lined the walls, laid a new floor, and brought in proper lighting and ventilation throughout. It is clean, bright and usable.

In dealing with the endemic damp of victorian basements, we used a DPM on walls and floors throughout, treated remaining surfaces with lime, and installed a mechanical ventilation system.

We have planned for four storage rooms ranging from 36 sq ft to 597 sq ft, so you will take only what you genuinely need. The space is currently open and could be configured differently, but the storage layout is ready to go.

### The options

1. Whole basement on a full lease: £150 per week
2. Individual rooms on all-inclusive licences: from £15 per week

## PLANNING AND USE



CGI of No 2  
as a Cafe

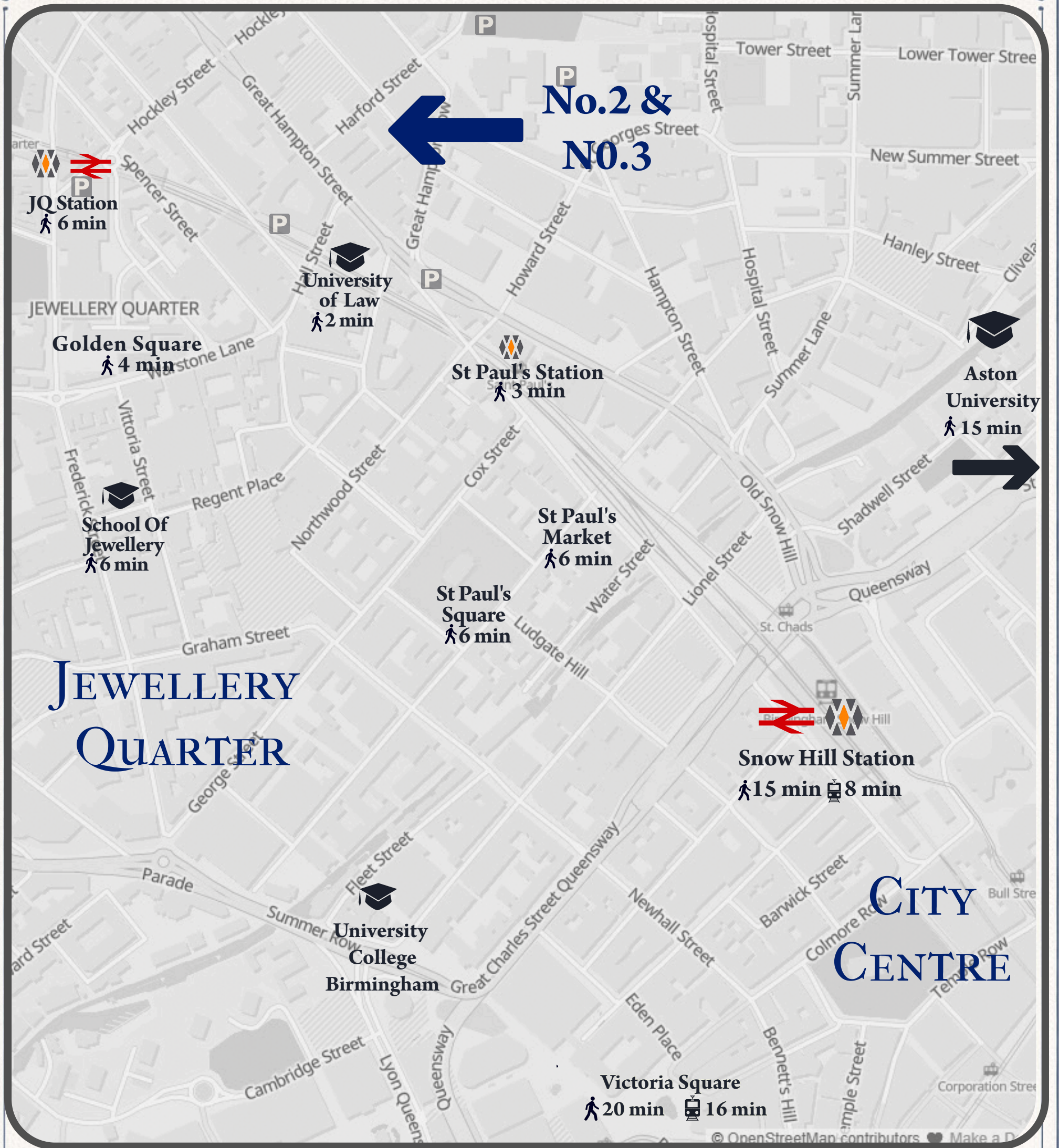
**PLANNING AND USE** - It has a very open planning position for a variety of uses, although the layout and natural light mean it lends itself especially well to destination-led, independent operators. With prominent shopfronts, high ceilings and bright, characterful rooms.

So whether you're looking for a place for a beautiful bookshop, a Californian coffee house, a Wine Garden or Gin Bar, a Brummie neighbourhood pub, a small plate kitchen, a deli, bottle shop, a gallery or maker's showroom, a wellbeing studio (pilates, yoga or treatments), or a design-led boutique with space for events, tastings or workshops, this property can work for you.



CGI of No .3 as a bistro

# CONNECTIONS



University of Law - 1 Min

UCB - 10 Min

Aston Uni - 15 Min

New Street Station - 23 Min

Bullring - 27 Min

Digbeth - 33 Min

City Centre - 8 Min

BCU - 10 Min

Chinese Quarter - 14 Min

Digbeth - 14 Min

Birmingham Uni - 34 Min

BHX Airport - 34 Min

School of Jewellery - 2 Min

UCB - 4 Min

Mailbox - 8 Min

Aston Uni - 8 Min

Digbeth - 14 Min

Birmingham Uni - 23 Min

Aston University - 5 Min

Brindleyplace - 6 Min

Edgbaston - 9 Min

Chinese Quarter - 9 Min

Birmingham Uni - 12 Min

BHX Airport - 30 Min

# 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

# Supporting Information

## The Location

Great Hampton Street occupies a particularly busy position in Birmingham's road network: it is a primary arterial corridor connecting the city centre to the western suburbs, carrying a volume of through-traffic that few comparable streets can match.

The Quarter has undergone a sustained period of residential and commercial densification over the past decade, and the businesses, studios, residents and visitors that make up that community pass this frontage regularly on foot. The location therefore **offers both the passive exposure of a busy road and the repeat custom of an embedded neighbourhood.**

The Jewellery Quarter's commercial ecosystem has shifted considerably over the past decade. Alongside its established trade and manufacturing base, the area now has a growing residential population and a concentration of independent food, drink and retail businesses that draw visitors from across Birmingham. The businesses that have performed well in this environment tend to be ones with a **defined identity, a reason to visit, and a quality of experience** that chains and multiples do not easily replicate. This property is sized and configured for exactly that kind of operator.

## The Refurbishment

The refurbishment was carried out to a standard that was intended to remove the building as a source of ongoing cost and disruption for whoever occupies it. That meant replacing rather than patching. The electrical installation is entirely new, the plumbing is new, the floors throughout are new engineered oak, and the lighting has been designed to work both as ambient illumination and as directional display lighting for the shopfronts. **The intention was that an occupier's capital should go into their business, not into fixing a broken and old building.**

The shopfronts were designed and built in a sympathetic historic style, with large glazed display windows and dedicated external lighting. This was a considered decision rather than a stylistic preference. The Jewellery Quarter's built environment has a coherence and a character that attracts the

kind of customer that independent businesses depend on. **A frontage that respects that context works with the street rather than against it**, and is more likely to draw the pedestrian eye than a modern aluminium shopfront would be.

Internally, the **cast iron columns and exposed brick** have been retained and restored rather than concealed behind dry lining. These are original Victorian structural elements and they give the spaces a material authenticity that cannot be bought or replicated in a new-build.

**Ceiling heights** on the ground floor are generous, from 3-3.6m. Together, these features create an environment with atmosphere and a sense of permanence.

**The goods access arrangement** is worth noting for any business that receives regular deliveries. A private gated yard connects the rear doors of both units directly to the side street. This means stock, supplies and equipment can be brought in without passing through the sales floor, a practical consideration that affects both the daily operation of the business and the experience of customers who happen to be in the shop at the time.

The fabric of an old building presents a predictable set of challenges: damp penetration, uneven floors, the thermal and acoustic inadequacy of solid masonry walls. **These "old building" problems have been addressed systematically.** The walls have been lined and treated, the floors have been levelled, and damp mitigation has been incorporated throughout. The intention is that the building's age shows in its character and not in its maintenance demands.

## No.2

No.2 has been sized with a particular kind of occupier in mind: a small independent business that needs to present professionally and trade seriously, but for whom keeping fixed costs genuinely low is not a preference but a necessity. At **497 sq ft, (46.2 m<sup>2</sup>)** the unit sits below the threshold for

## Supporting Information

Small Business Rates Relief, which at this rateable value means **an eligible occupier could pay no business rates at all**. That is a meaningful reduction in the weekly cost of occupation and one that a slightly larger unit would not deliver.

**The Principal Room has 294 sq ft (27.3 m<sup>2</sup>) of Zone A floorspace.** ("Zone A" is the retail industry's standard for the most commercially valuable floor space in a shop) **It has 15.5 feet (4.7m) of Shop Front,** giving you a real and generous window to the world. The ceiling height and the directional lighting are installed to work with the display windows to mean the room presents well at all times of day and in all weathers.

The retention of the **original chimney breast and cast iron columns** gives No.2 a character that distinguishes it from the generic commercial units that dominate most high streets. These features have been cleaned and repaired rather than simply left; they are in good condition and they contribute to the atmosphere of the room without imposing any practical constraint on how the space is used or fitted out.

The **new private WC** is a smaller practical point but one that matters in operation. Providing a staff or customer WC in a refurbishment of this kind is expensive relative to the size of the unit; it is included here to help the new business focus its costs on trading.

### No.3

No.3 is a slightly different kind of space to No.2. Where No.2 is a compact, efficient unit built for lean operation, **No.3 is a space with three distinct rooms and a more layered quality of light and atmosphere.** The front room also carries the **original brick fireplace and cast iron columns,** features that, in a commercial interior, tend to anchor the room and give it a sense of occasion.

**The Principal Room has The 259 sq ft (24m<sup>2</sup>) of Zone A floorspace and a shopfront of 14 ft (4.2m).**

The Garden Room is the most unusual feature of the unit. With high vaulted ceilings and big skylights, it receives a quality and volume of natural light that is rare in a ground-floor commercial space.

The light changes through the day, which gives the room a quality that static artificial lighting cannot replicate. For a café, this is covers that customers will choose above others. For a bookshop or studio, it is browsing space that is genuinely pleasant to be in. For a wine or drinks operator, it is a room that can carry an evening atmosphere without needing to manufacture one.

No.3 rewards a thoughtful concept. The three-room layout, the original features and the garden room together create an environment with personality and depth.

A business that relies primarily on throughput or intensity, high-volume retail, fast food, is not necessarily the best fit. **No.3 will work best with a business that wants its environment to be part of its identity.**

### The Basement

The basement extends beneath both No.2 and No.3 and its **total area of 1,387 sq ft (128 m<sup>2</sup>)** makes it considerably larger than the basement provision typical of Victorian commercial premises of this type. In its original condition it was a raw below-ground space, usable in the sense that it was accessible and had reasonable ceiling heights, but not in the sense that most businesses could practically store or operate within it. **The refurbishment has made this space a pleasant, dry and useful space.**

The primary challenge of any Victorian basement is damp. Masonry at or below ground level in buildings of this age has, in most cases, been absorbing and releasing moisture for a century and a half, and standard dry-lining treatments do not address the underlying hydrostatic pressure. Here, a **damp-proof membrane has been applied to most wall and floor surfaces, with lime treatment used on the masonry where the breathability of lime is preferable to the rigidity of a synthetic membrane.** A mechanical ventilation system has been installed to

## Supporting Information

manage humidity in the air itself. The result is a basement that is designed to remain dry in operation, rather than one that has been cosmetically improved. Occupiers storing stock, equipment or materials can do so with reasonable confidence.

The room configuration is **four rooms of varying sizes from 36 sq ft (4.7 m<sup>2</sup>) to 597 sq ft (55m<sup>2</sup>)**. This reflects the reality that different businesses need very different amounts of storage space. The intention is that an occupier takes only the room or rooms that correspond to their actual need, rather than taking the whole basement and leaving most of it unused. Individual rooms are available on all-inclusive licences that cover the occupancy cost without separate service charges. The basement is currently open plan and could, in principle, be configured differently if a prospective occupier had a specific use in mind; this is a conversation worth having.

### Configuration and Terms

The configuration options have been structured around the reality of how small businesses grow and what they can actually afford at different stages. Most commercial lettings force an occupier to take a fixed unit in a fixed form. Here, the shops can be taken individually or combined, and the basement can be attached to No.3, taken separately, or broken into individual licensed storage rooms. This means a business at an early stage can start lean and expand into adjoining space as its needs develop, without having to move premises or renegotiate from scratch.

### Lease or Licence

The choice between a lease and a licence is a meaningful one and it is offered here deliberately. **A lease provides security of tenure**, giving an occupier the statutory right to renew at the end of the term and protection against arbitrary removal, but it is also a long term commitment and comes with significantly more responsibility. **A licence is simpler to document, quicker to enter into, and easier to exit** but it does not carry the protections of a lease. For a business testing a new concept or a new location, a licence can be the right

instrument. For a business that has found its footing and wants certainty, a lease is the appropriate choice. We are able to accommodate either.

### If You want to buy. What is a Virtual freehold?

Most commercial buildings are either freehold (you own it outright) or leasehold (you rent it, usually for a fixed number of years). A virtual freehold sits in a third category, it is technically a lease, but one written on terms that make it ownership in every way that actually matters.

Here is what that means in practice:

- **The lease runs for 997 years.** That is not a typo. Your grandchildren's grandchildren will still hold this interest. No one buying this building today will ever reach the end of it.
- **There is no ground rent.** Nothing is owed to the landlord above you. Not now, not ever.
- **You are in control.** You can sell it, mortgage it, and leave it in your will, just as you would with a freehold property.
- **Forfeiture is not a realistic risk.** A landlord can only forfeit a lease if the tenant seriously breaches its terms — for example by not paying rent. With no ground rent to pay, that risk does not exist in any practical sense.
- **It is standard practice in the UK.** Virtual freeholds are a normal and widely used form of ownership. They are bought, sold and mortgaged every day without issue.

**The short version:** if you are worried about buying a lease, do not be worried about this one. The only thing that makes it a lease rather than a freehold is the paperwork. In every practical sense, you own it.

# Information & Legal Particulars - 2 & 3 Great Hampton Street, Birmingham

## 1. Utilities

The property is connected to mains electricity, supplied through British Gas, and mains water, supplied through Water Plus. There is no gas supply to the property and no provision for gas to be installed. The incoming occupier or purchaser will be responsible for formally transferring both the electricity and water supply accounts into their own name on or before the date of occupation. Evidence of registration with both suppliers must be provided to the landlord within 30 days of the commencement of the tenancy or licence.

## 2. Business Rates

The individual units are currently subject to revaluation by the Valuation Office Agency. The landlord has sought to size each of the three principal options, No.2, No.3 and the Basement, such that each falls below the £12,000 rateable value threshold. An eligible occupier with no other commercial premises in England would, on the basis of current thresholds, be entitled to apply for 100% Small Business Rates Relief, resulting in no business rates liability.

Where a tenant occupies both No.2 and No.3 together, or takes the whole property, the combined rateable value is likely to exceed £15,000, at which point tapered or full business rates would apply.

Prospective occupiers should note that the thresholds stated above are correct at the time of preparation of these particulars but are subject to change by government. The rateable value of each unit will not be formally confirmed until the VOA completes its assessment. In all cases, the occupier is solely responsible for making their own application for any relief to which they may be entitled, and for satisfying themselves that they meet all qualifying criteria. Current eligibility criteria and relief rates can be confirmed at:

[www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief)

## 3. Jewellery Quarter Business Improvement District (BID)

The property falls within the Jewellery Quarter BID levy area. Membership of the BID brings a range of benefits to businesses

in the area, including coordinated marketing and events, street cleaning and environmental improvements, business support and networking, and a collective voice on planning and regeneration matters in the Quarter.

In addition to any business rates liability, rate-paying occupiers will be subject to the BID levy, which is charged as a percentage of rateable value. By way of example, a unit with a rateable value of £12,000 would attract an annual BID levy of approximately £240, based on the current levy rate of 2%. Prospective occupiers should verify the current levy rate and their likely liability directly with the Jewellery Quarter Business Improvement District.

## 4. Service Charge

A service charge is payable in connection with all lease options. The current estimated service charge is approximately £1.05 per sq ft per annum, though the final figure will be confirmed by the managing agent prior to lease completion and is subject to annual review. The service charge covers comprehensive buildings insurance for the whole property, commercial bin provision and waste collection, and external window cleaning of the shopfronts.

Occupiers taking a room licence in the basement are not subject to a separate service charge; the licence fee is all-inclusive and covers electricity consumption, service charge and use of the WC facilities.

## 5. VAT

The owner of this property has exercised the option to tax. As a result, VAT at the prevailing rate is payable in addition to all rents, licence fees and any purchase price quoted in this brochure. All figures shown are exclusive of VAT unless expressly stated otherwise. Prospective occupiers and purchasers should take independent advice on their own VAT position, as the treatment of VAT on property transactions will depend on individual circumstances.

# Information & Legal Particulars - 2 & 3 Great Hampton Street, Birmingham

## 6. Structures and Buildings Allowance

The property qualifies for Structures and Buildings Allowance (SBA), a UK tax relief available on qualifying commercial construction and refurbishment expenditure. SBA allows a fixed annual deduction of 3% of eligible costs against taxable profits, for a period of 33 $\frac{1}{3}$  years from the date the works were completed.

On this property, the qualifying expenditure gives rise to an annual SBA deduction of £2,771. For a company subject to corporation tax, this will reduce the tax liability by approximately £527 per year at the small profits rate of 19%, or £693 per year at the main rate of 25%, depending on the level of profits. Owner-occupiers purchasing the property will inherit the benefit of this allowance for the remainder of the qualifying period. Prospective purchasers should obtain independent tax advice to confirm their own entitlement and the practical effect in their specific circumstances.

## 7. Tenure

The commercial premises at 2 & 3 Great Hampton Street are held on a 999-year peppercorn lease granted in 2022, effectively constituting a virtual freehold. The superior title is held by the freeholder. The landlord will provide a copy of the head lease to any prospective occupier or purchaser prior to exchange of contracts or completion of any letting.

## 8. Deposit

A deposit equivalent to two months' rent or licence fee will be required from all incoming occupiers prior to the commencement of occupation. The deposit will be held in accordance with the terms of the lease or licence agreement.

## 9. Lease Terms — Rent Review

All leases are subject to a rent review at five-yearly intervals. Reviewed rents will be calculated by reference to the Retail Prices Index (RPI) prevailing at the date of review. Reviews are upward only.

## 10. Assignment and Subletting

The lease does not permit assignment or subletting. The tenant's interest in the

premises is personal and may not be transferred, sublet, shared or parted with in whole or in part without the prior written consent of the landlord. Such consent will not be granted as a matter of course and prospective occupiers should satisfy themselves that a non-assignable lease is appropriate for their purposes before entering into any commitment.

## 11. Alterations and Fit-Out

Given the Grade II\* listed status of the building and the terms of the head lease, the landlord's position on alterations is deliberately strict and prospective occupiers should note the following before proceeding.

No structural alterations, penetrations, fixings to historic fabric, or alterations to the external appearance of the building may be carried out under any circumstances. No internal alterations, fit-out works, installation of equipment, signage, or changes to the services may be undertaken without prior written consent from both the landlord and the freeholder. The obligation to obtain freeholder consent rests entirely with the tenant; the landlord will not act as intermediary in that process.

All consented alterations must be carried out by appropriately qualified contractors, in accordance with any conditions attached to consent, and in compliance with all relevant statutory requirements including listed building consent where applicable. At the expiry or earlier termination of the lease, the tenant will be required to reinstate the premises to their original condition at the date of the lease, unless the landlord has expressly agreed in writing that specific alterations may be retained.

## 12. Signage

Prior to the erection of any signage, the tenant must obtain planning permission from Birmingham City Council, written consent from the landlord, and written consent from the freeholder. The obligation to obtain freeholder consent rests with the tenant. Neither the landlord's nor the freeholder's consent will be unreasonably withheld, but both must be obtained before any signage is installed.

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Temporary signage may be erected following submission of a planning application, provided it has been separately approved in writing by the landlord. Self-illuminated signs are not permitted under the Jewellery Quarter Conservation Area design guide and will not be consented under any circumstances.

## 13. Courtyard and Rear Access

The rear courtyard is accessed via Great Hampton Row and is shared with the residential apartments and other commercial occupiers within the building. An area of approximately 40 m<sup>2</sup> is designated for exclusive commercial use and will be available to the occupier for operational purposes, including deliveries, waste management and staff access.

This exclusive area may not be used by customers or members of the public without the prior written permission of the freeholder. Any occupier wishing to use the area for customer-facing purposes; for example, outdoor seating, must obtain an explicit written waiver from the freeholder, which will be granted at the freeholder's absolute discretion.

## 14. Insurance

Buildings insurance is included within the service charge and covers the structure and fabric of the whole property. The tenant is solely responsible for insuring their own contents, stock, equipment, fixtures and fittings, and for maintaining adequate public liability insurance throughout the term of the lease or licence. Evidence of public liability insurance must be provided to the landlord on request.

## 15. Asbestos and Deleterious Materials

The property was comprehensively redeveloped prior to the current refurbishment. To the best of the landlord's knowledge and belief, all asbestos and other deleterious materials were removed during that process and none are present in the property. Notwithstanding this, prospective occupiers are advised to carry out their own investigations and satisfy themselves independently as to the condition of the property in this regard.

## 16. Energy Performance Certificate\*\*

As a Grade II\* listed building, the property benefits from a statutory exemption from the requirement to obtain an Energy Performance Certificate under the Energy Performance of Buildings Regulations. An EPC is therefore not available for this property. This exemption is a function of the listed status and does not reflect

adversely on the energy efficiency of the building, which has been substantially improved as part of the refurbishment works.

## 17. Professional and Legal Costs

Each party will be responsible for their own professional and legal costs in connection with any letting, licensing or sale, irrespective of whether a transaction proceeds to completion.

## 18. Taxation

Each party is responsible for their own tax liabilities arising from or in connection with any transaction. In particular, prospective purchasers are advised that Stamp Duty Land Tax (SDLT) is a liability of the purchaser under statute, and prospective tenants should note that SDLT may also be payable on the grant of certain leases depending on the rent and term. All parties should take independent professional tax advice before proceeding.

## 19. Caveat Emptor

The principle of buyer's and occupier's beware applies in full to this transaction. Prospective tenants, licensees and purchasers are strongly advised to undertake full and independent due diligence on all matters relating to the property before entering into any legal commitment. This includes but is not limited to: physical condition and structure, planning and listed building status, building regulations compliance, environmental matters, services and utilities, title and tenure, business rates, licensing requirements, and any other matter that may affect the suitability of the property for the intended use.

No representation, warranty or undertaking, express or implied, is given by the landlord or their agents as to the condition, fitness for purpose, or suitability of the property for any particular use. The landlord and their agents accept no liability for any loss, damage or expense arising from reliance upon anything contained in these particulars or communicated in the course of negotiations. The execution of a lease, licence or contract of sale will constitute the occupier's or purchaser's confirmation that they have satisfied themselves on all such matters independently.