

OFFICE, RETAIL | TO LET

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UNIT 1, 14 HYLTON STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6HN

648 SQ FT (60.20 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Aesthetics / Salon Suite in the Jewellery Quarter with Excellent Transport Links

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- Former Beauty Studio
  - Walking Distance to JQ Station
  - Ample Nearby Car Parking
  - Heating
  - Laminate Flooring
  - Double-Glazed Windows
  - Excellent Public Transport Links
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## DESCRIPTION

The property comprises two office suites situated on the same level within a character building that was carefully converted and restored in 2007.

The property is accessed stairs down to the sub-ground office space which overlooks the graveyard to the rear. The subject suite has been refurbished to a high standard and comprises of entrance lobby providing kitchen, WC, and shower facilities.

This provides access to an open-plan office space with dual-aspect windows, emulsion-coated walls, double-glazed windows, perimeter trucking, LED lighting, electric heating and wooden flooring.



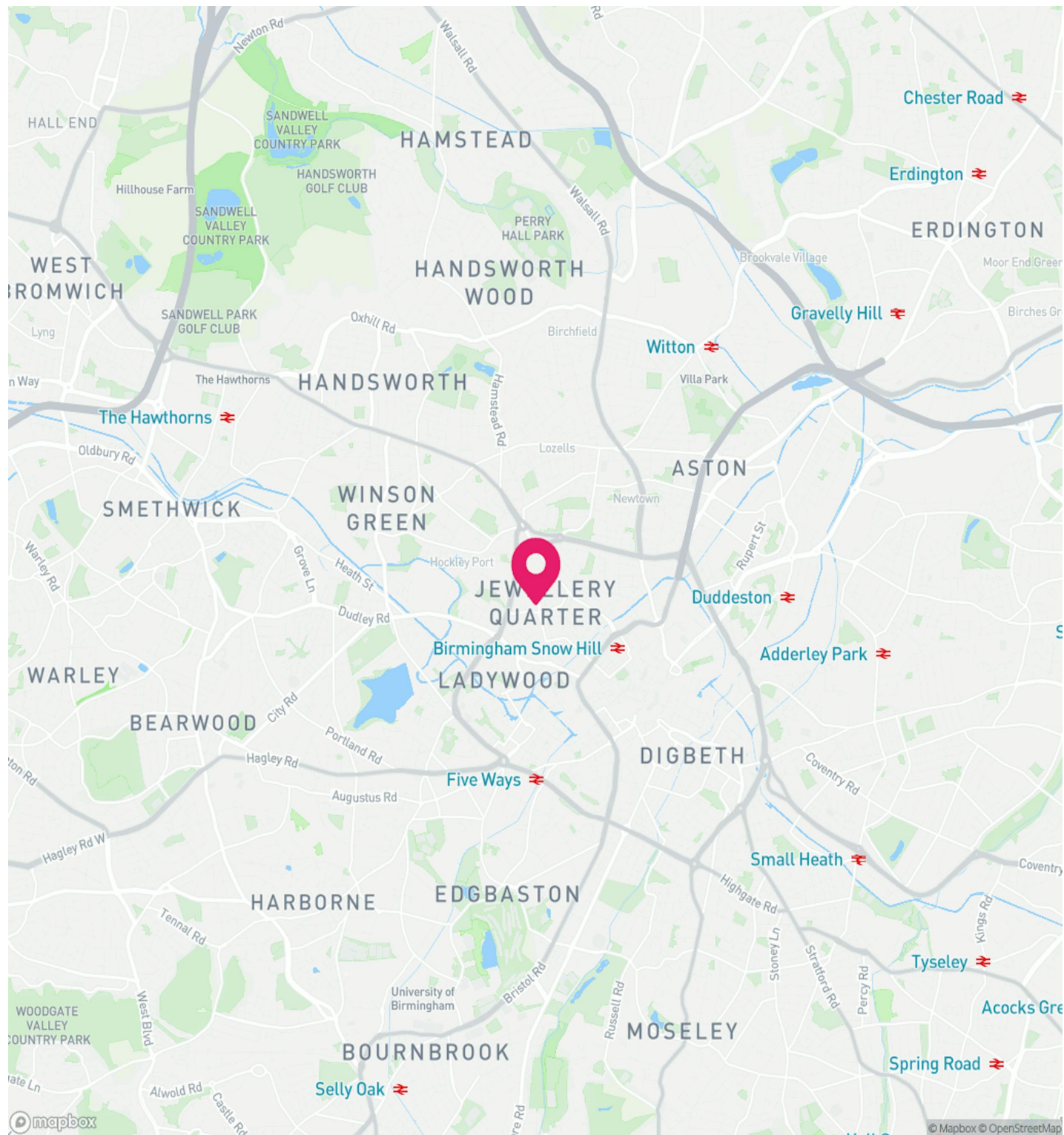
## LOCATION

The property occupies a prominent position fronting Hylton Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services and is only 200 yards from the Jewellery Quarter train and metro station.

The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Paul's Square and Brindley Place within 1/2 mile.

Great Hampton Street (A41) is within close proximity providing a direct link to the A38(M) Aston Expressway and the national motorway network.



## THE JEWELLERY QUARTER

**The Jewellery Quarter is one of Birmingham's city centre business hotspots.**

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

### Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

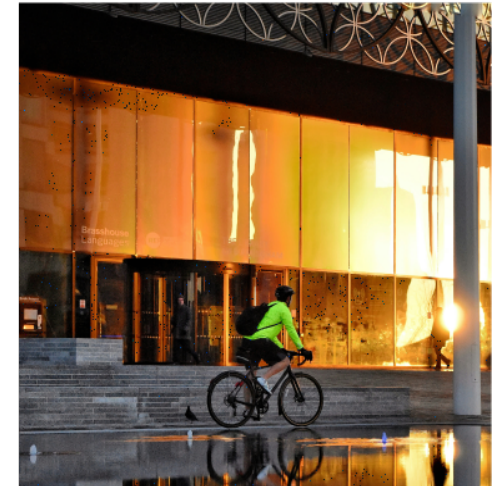
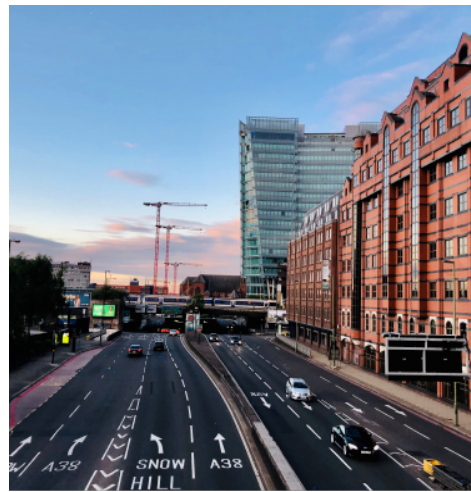
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of the common areas.

## EPC

Available upon request

## SERVICES

We understand the premises benefits from mains electric, water, and drainage connections.

## BUSINESS RATES

We understand the premises are eligible for small business rates exemption, subject to tenants qualification.

## RATEABLE VALUE

£6,800

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£11,000 per annum

## POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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[SIDDALLJONES.COM](https://www.siddalljones.com)