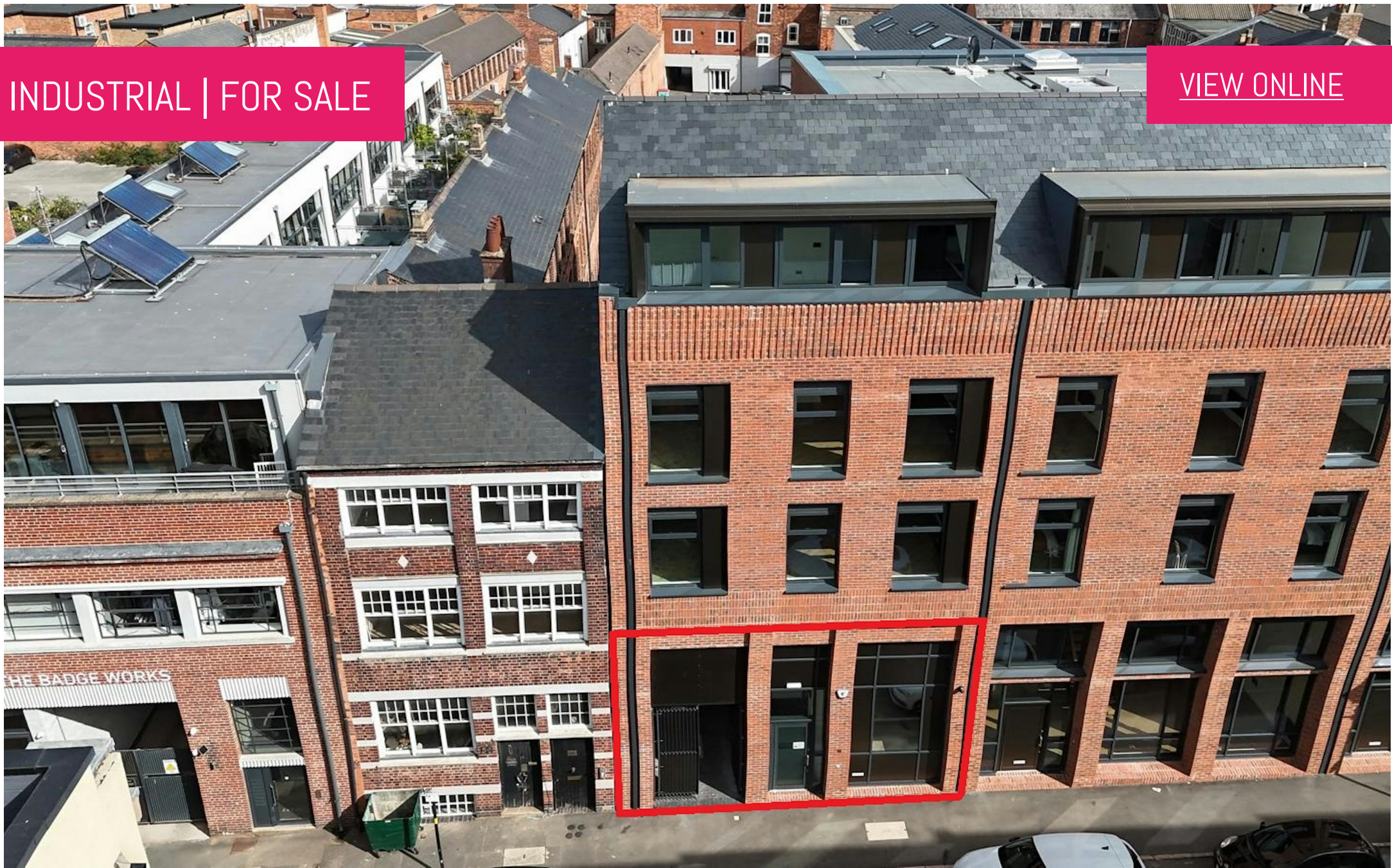


INDUSTRIAL | FOR SALE

[VIEW ONLINE](#)



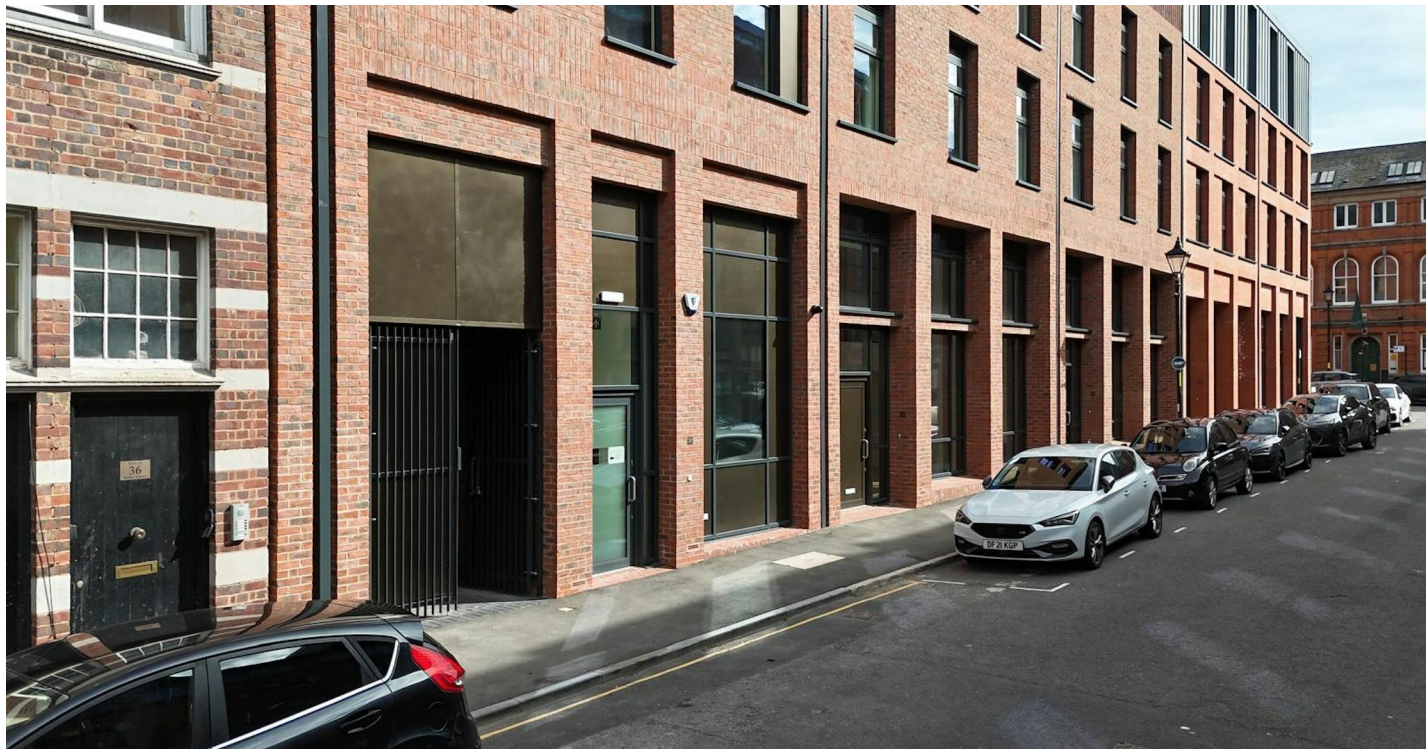
37 TENBY STREET, BIRMINGHAM, B1 3EF

5,946 SQ FT (552.40 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Exciting Investment Opportunity in the
Jewellery Quarter with Rental Income of
£71,352 Per Annum Exclusive

- New 15 Year Lease from 17th October 2025
 - 5,946 sq ft Across Ground Floor and Mezzanine
 - Established Birmingham Occupier- Charles Green & Son Limited, Manufacturing Jewellers Since 1924
 - Income of £71,352 per annum exclusive (Paid Quarterly in Advance)
 - Rent Reviews at 5th & 10th Anniversaries
 - Guide Price of £950,000 - Equating to £160 per sq ft, Below Building Replacement Value
 - NIY of 7.19% Taking Into Consideration Purchasers Costs of 4.39%
 - Potential for Alternative Uses- STP
-



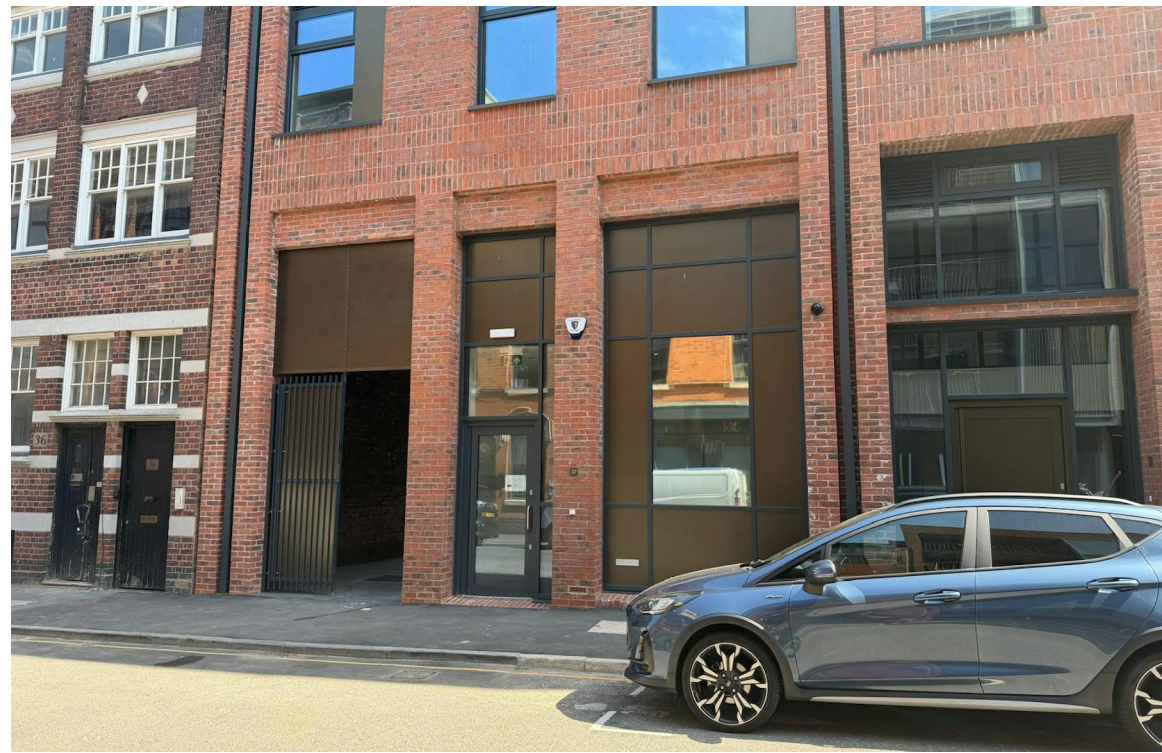
DESCRIPTION

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 via the gated entrance from the 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.

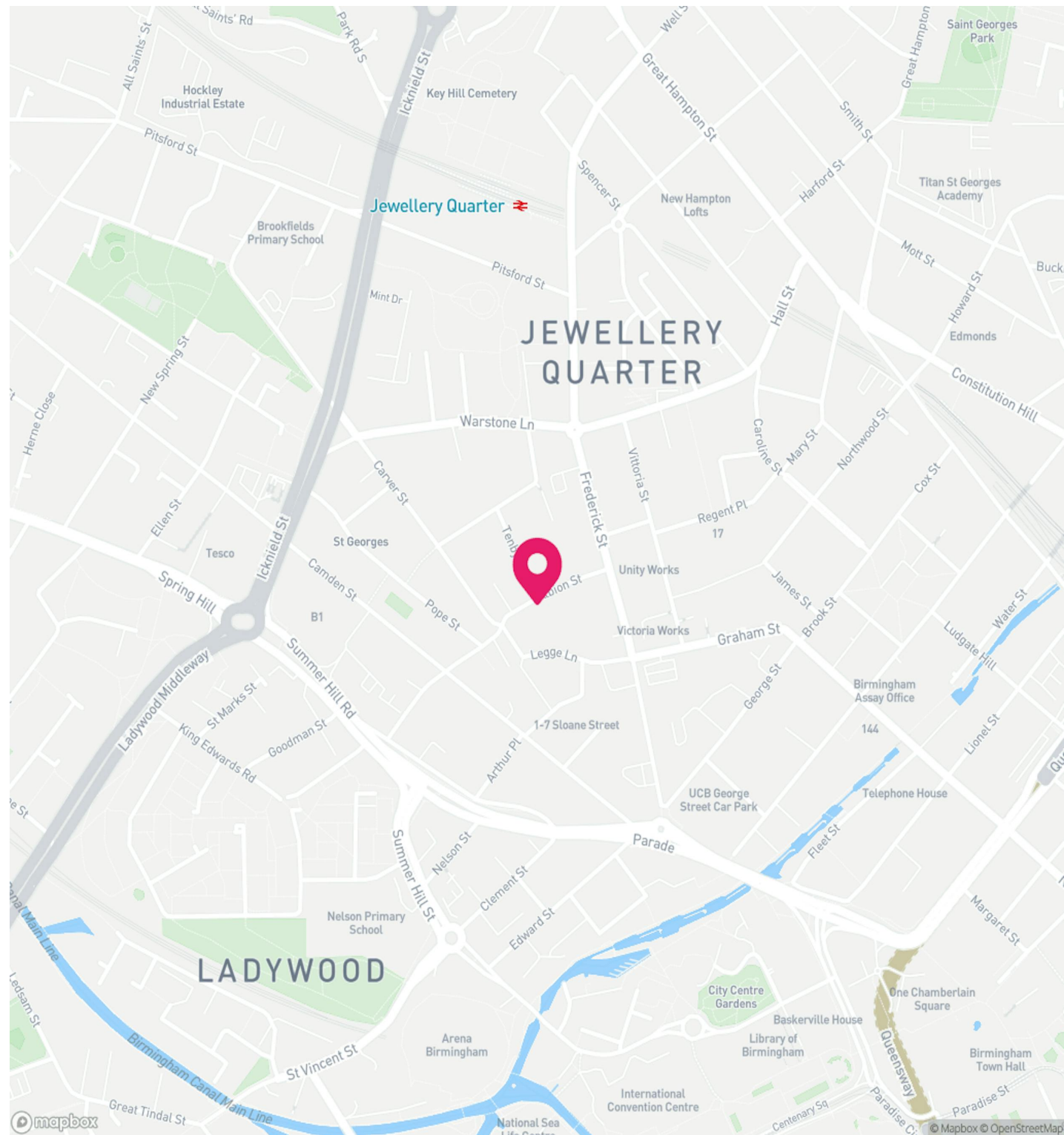
The first floor comprises an open plan office area arranged around a central feature staircase. This high quality, contemporary workspace is lit by full height industrial glazed windows, with the exposed services treatment continued from the ground floor to provide a cohesive, characterful working environment.



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.



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.

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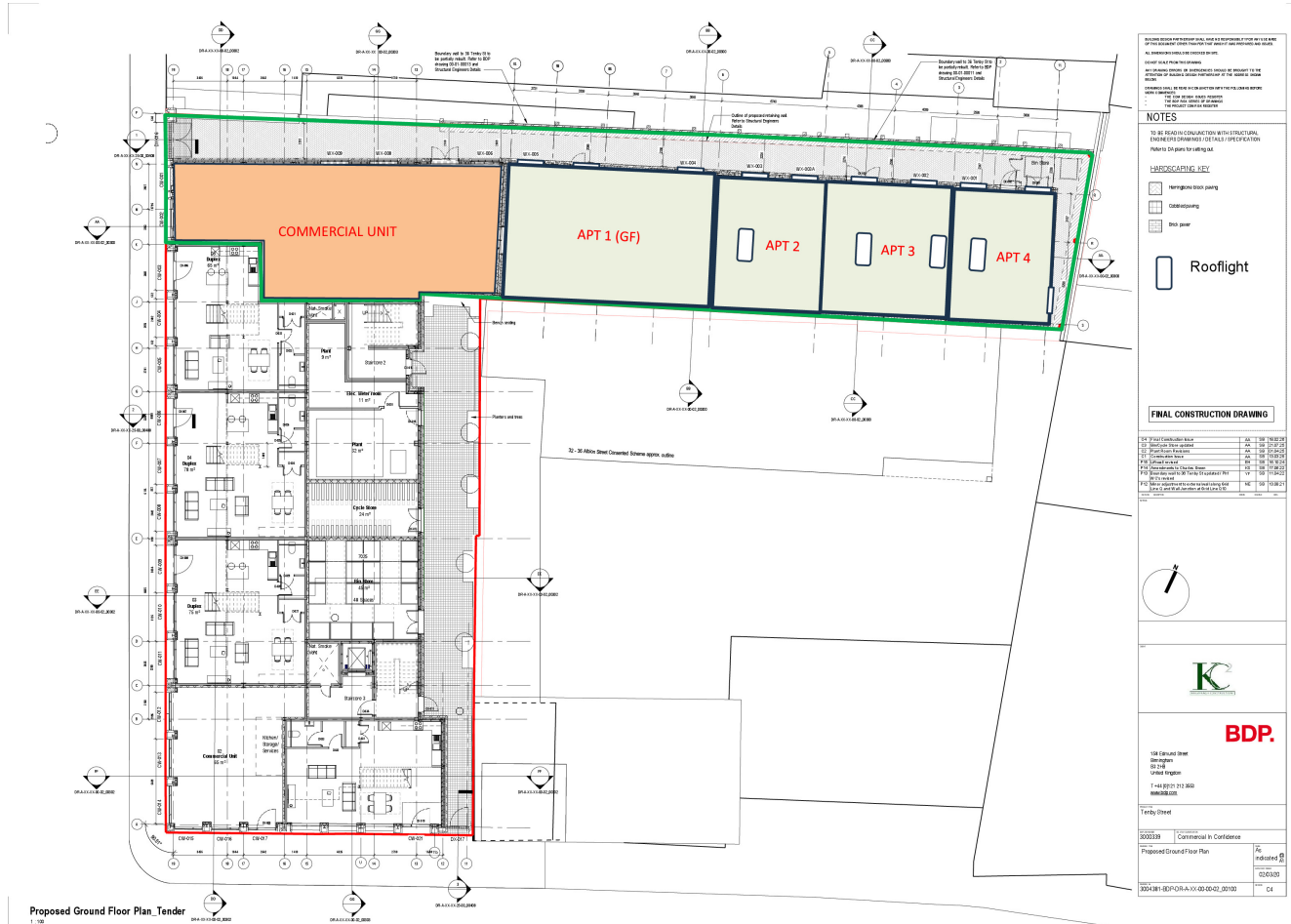








RESIDENTIAL CONVERSION PLAN



PRICING & YIELD

Offers invited at £950,000

Based on the net passing rent of £71,352 per annum and purchaser's costs of 4.39%, a purchase price of £950,000 reflects a net initial yield of 7.19%.

TENURE

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.

The property is held in a single asset SPV, which can be acquired.

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).

THE TENANT

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.

RENT REVIEWS

5th and 10th anniversaries, upward only, to open market rental value.

BREAK CLAUSES

Tenant break on 6 month's notice at year 5 & 10.

PRICE

£950,000 Offers Invited

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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edward@siddalljones.com

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