

OFFICE, RETAIL | TO LET

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93 VYSE STREET, JEWELLERY QUARTER, BIRMINGHAM, B18 6JZ

1,627 SQ FT (151.15 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Character Premises in the Heart of Birmingham's Historic Jewellery Quarter

- Character Premises
 - Located in the Heart of the Jewellery Quarter
 - Opposite the Jewellery Quarter Train and Metro Station
 - Low Rental of £14 ft²
 - Flexible Lease Terms Available
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DESCRIPTION

The property comprises a substantial Grade II Listed premises fronting Vyse Street in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The premises are of traditional solid brick construction surmounted by a pitch tiled roof.

The property is arranged over ground and two upper floors comprising two large rooms on each floor with multiple toilet and kitchen facilities.

The property is carpeted throughout and benefits from central heating, air conditioning (not tested) and data cabling.

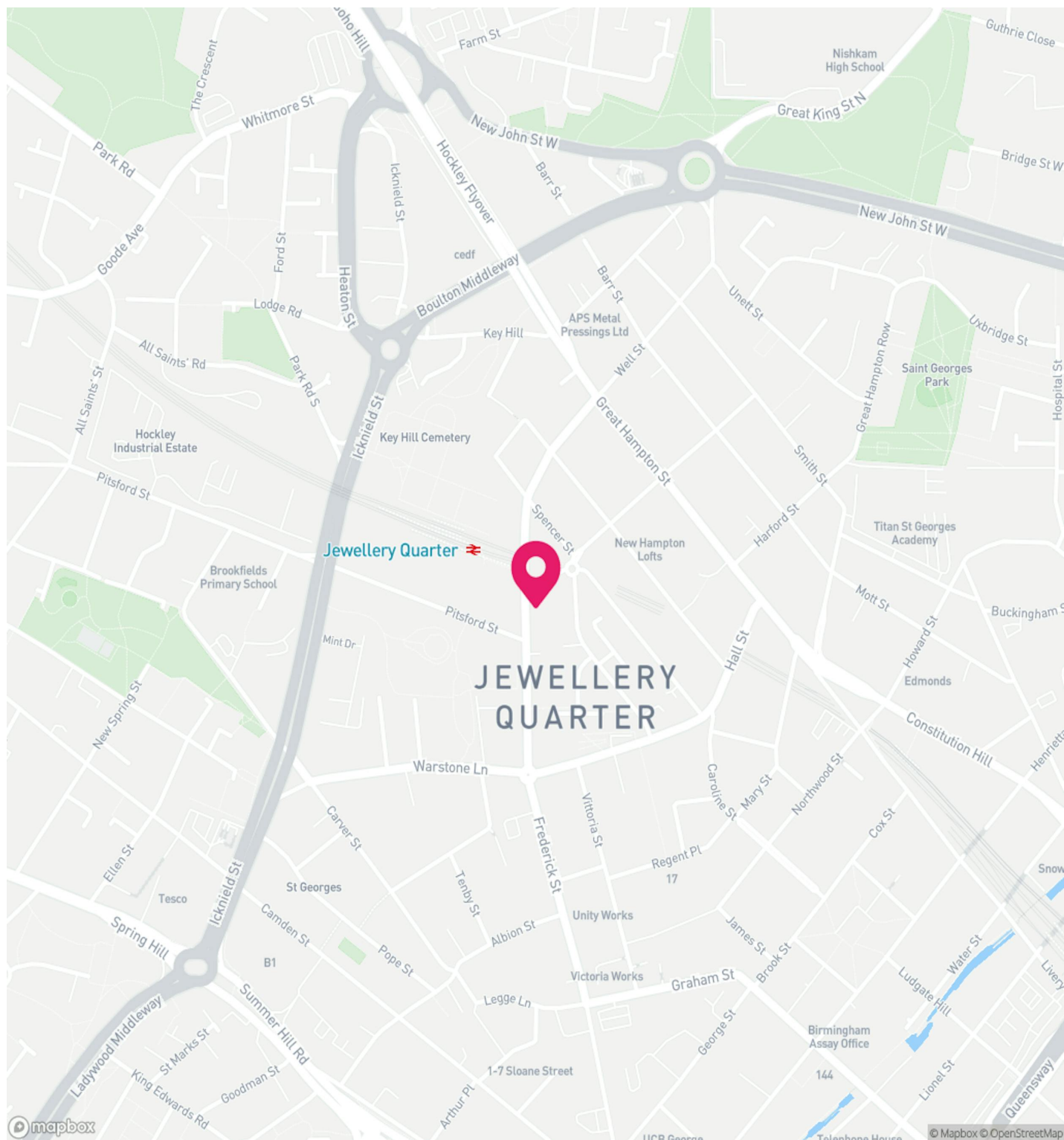


LOCATION

The property is predominantly positioned fronting Warstone Lane in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The immediate area is well served by public transport with regular bus services along Warstone Lane and being situated opposite 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 within 1/2 mile.



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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AVAILABILITY

| Name | sq ft | sq m | Availability |
|--------------------------------------|--------------|---------------|--------------|
| Ground - Ground Floor Retail/ Office | 593 | 55.09 | Available |
| 1st - Office | 549 | 51 | Available |
| 2nd - Office | 485 | 45.06 | Available |
| Total | 1,627 | 151.15 | |

SERVICE CHARGE

None Payable

SERVICES

We understand the property has the benefit of all mains services.

The installations have not been tested and it is recommend all prospective tenants carry out their own investigations as to the suitability of the services.

RATEABLE VALUE

£8,600. The floors have been split separately for rating purposes with all floors under the threshold for Small Business Rates Relief

VAT

To be confirmed

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

£22,750 per annum on a new lease with length and term to be agreed

POSSESSION

The property is immediately available following the completion of legal formalities.

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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