

MIXED USE, OFFICE, RETAIL, TRADE COUNTER | TO LET

[VIEW ONLINE](#)



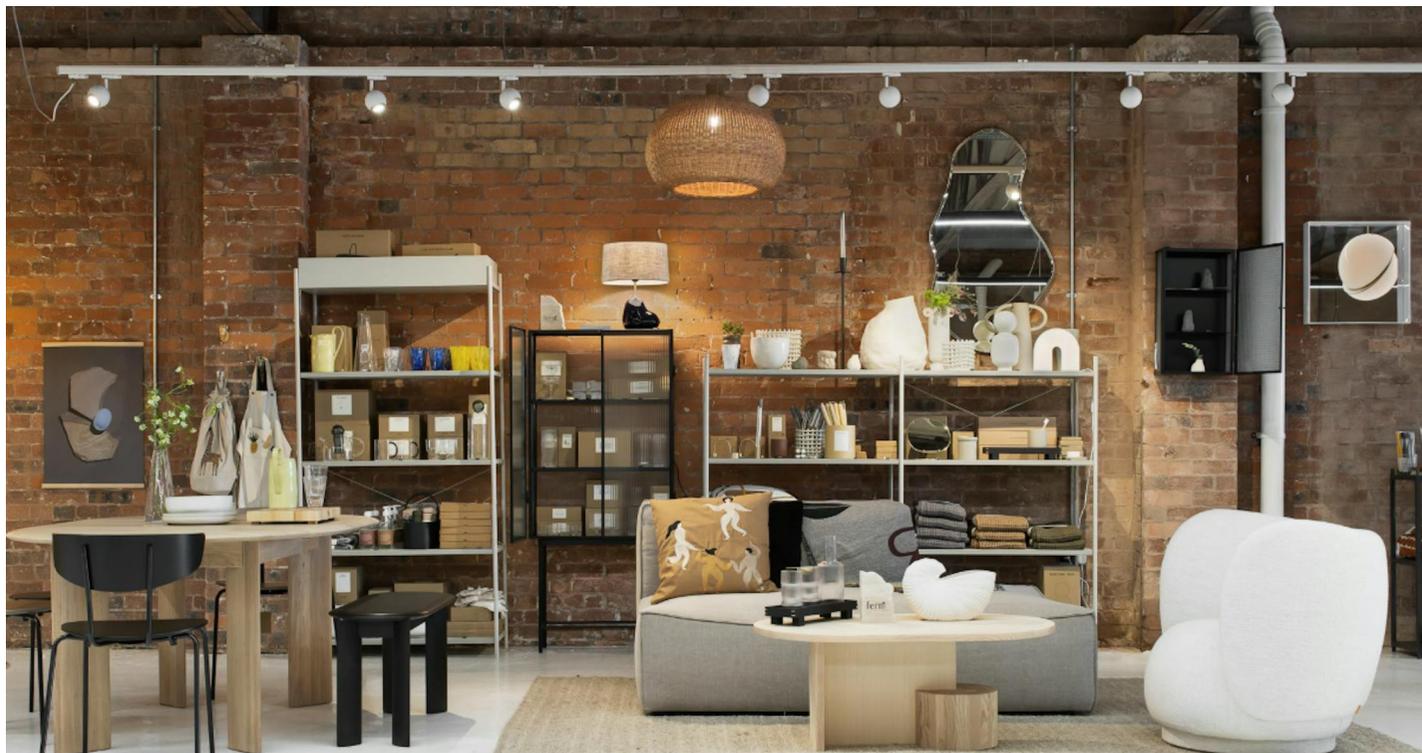
98-100 HOSPITAL STREET, HOCKLEY, BIRMINGHAM, B19 3QP

4,203 SQ FT (390.47 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Modern Contemporary Commercial Space, Suitable for a Variety of Uses STPP

- Prominent Premises Close to Birmingham City Centre
- Open Plan Layout - Currently Arranged as Integral Cafe and Open Plan Showroom
- Modern and Contemporary Fit Out
- New Roof
- Suitable for a Variety of Uses - STPP



DESCRIPTION

This striking and highly versatile commercial property is currently configured as a design led showroom and presents a rare opportunity to occupy a contemporary, modern industrial space with exceptional flexibility of use.

The property has been comprehensively stripped back to create a refined industrial aesthetic, blending raw architectural elements with high-quality modern finishes. Internally, the space benefits from exposed brick and concrete walls, a white resin floor, and exposed steel roof trusses painted black. Feature LED track lighting and statement drop-down pendant lighting further enhance the space, making it ideal for customer facing or creative occupiers.

A full-height Crittall-style window provides excellent natural light and a strong visual presence, while access is available directly from the integral car port into the main showroom area, or via a pedestrian access from Hospital Street creating a seamless flow between internal and external spaces.

To the front of the property is an integral coffee shop, offering additional income potential or complementary use, alongside an integral car parking area currently utilised for external seating and a trade counter.

The layout and specification make the property suitable for a wide range of uses, including offices, showroom, retail, or leisure (subject to the necessary consents).



LOCATION

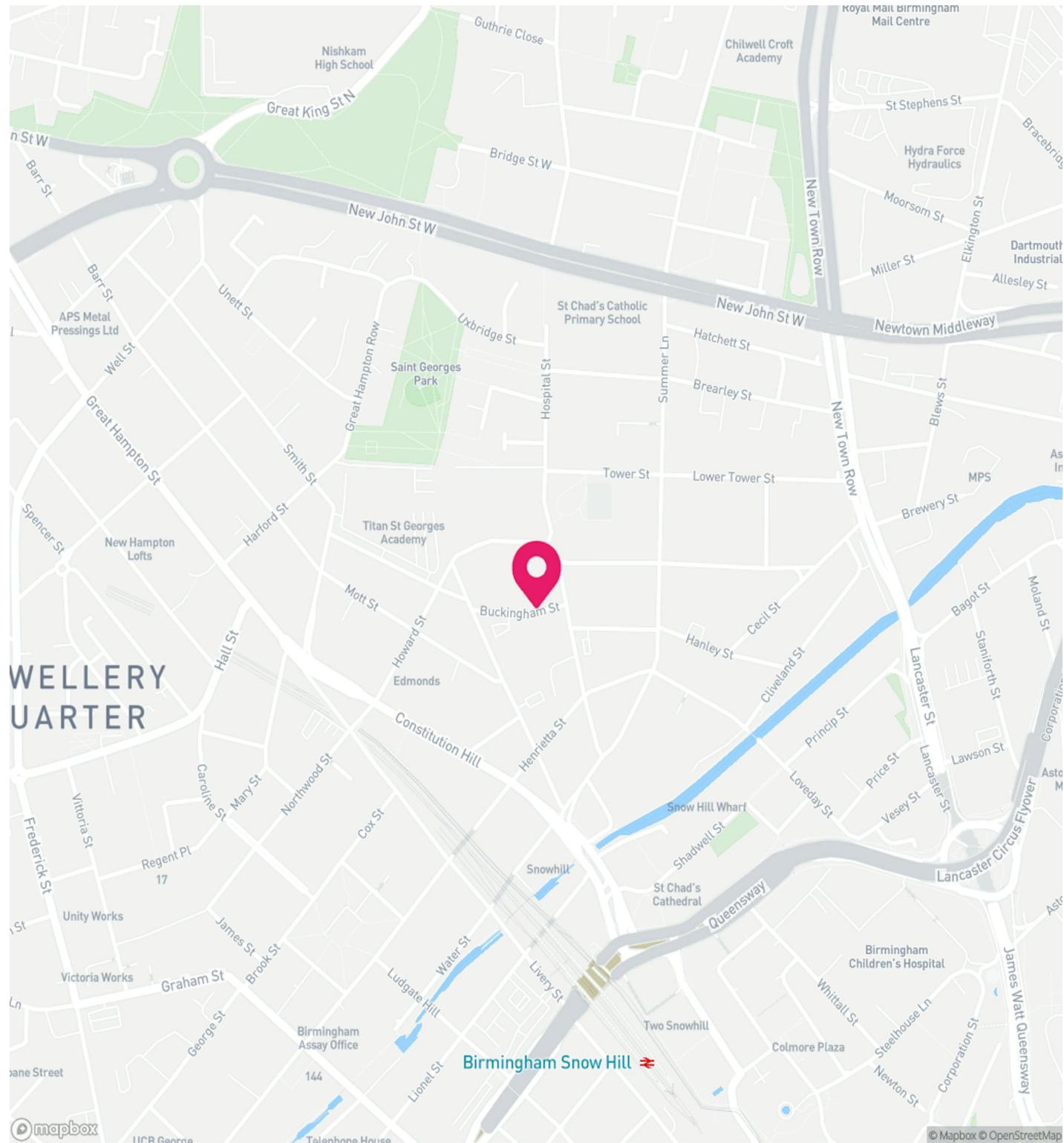
The property is prominently located on the corner of Hospital Street within the Hockley area of Birmingham.

Birmingham City Centre is within close proximity, providing easy access to the Central Business District, retail core, and major amenities.

The property also lies adjacent to the renowned Jewellery Quarter, one of Birmingham's most vibrant and creative neighbourhoods, known for its independent retailers, design studios, cafés, bars, and professional occupiers.

Public transport links are excellent, with regular bus services nearby and Jewellery Quarter Metro and rail stations within easy reach, offering direct connections across the city.

The location also benefits from strong road connectivity, with convenient access to the A38, A34, and the wider motorway network including the M6, M5, and M42, making it highly accessible for staff, customers, and deliveries.



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

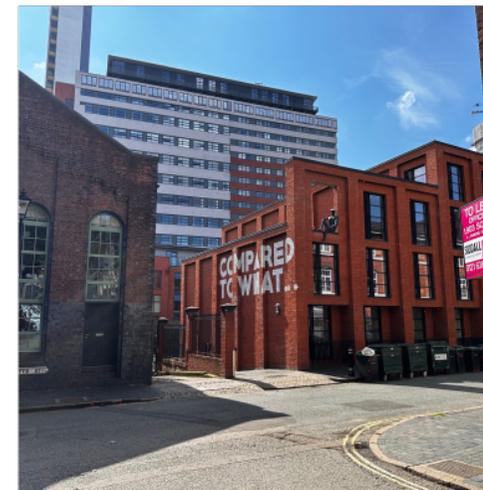
This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

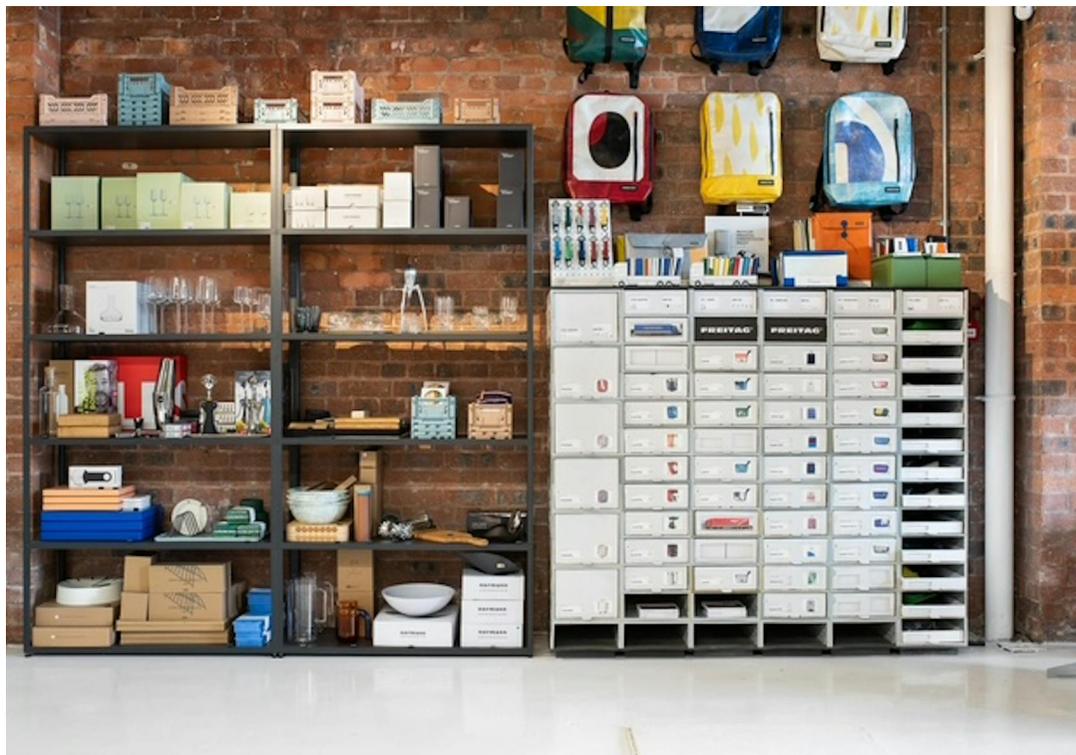
- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

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.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Showroom/Office	4,203	390.47	Available
Total	4,203	390.47	

SERVICES

We understand all mains services are connected to the property.

The agents have not tested any of the services and all purchasers are advised to make their own enquiries as to the adequacy of the services installed.

PLANNING USE

We understand the property has consent under Use Class B2 and B8 but may be suitable for alternative uses subject to obtaining the necessary planning consent.

We would advise all interested parties to make their own enquiries with the local planning authority.

RATEABLE VALUE

£12,500. Based on 1 April 2026 Valuation

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

£35,750 per annum on a new lease with length and terms to be agreed.

POSSESSION

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

EPC

C (56)

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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