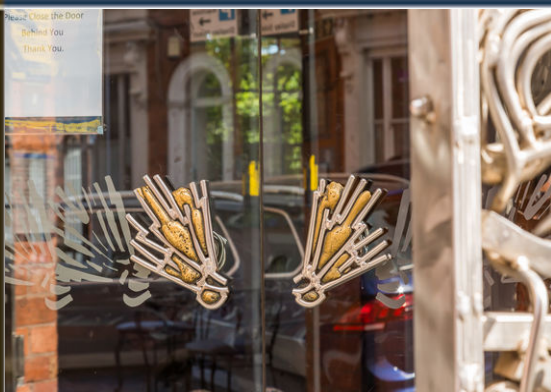




TO LET

BASEMENT OPPORTUNITY

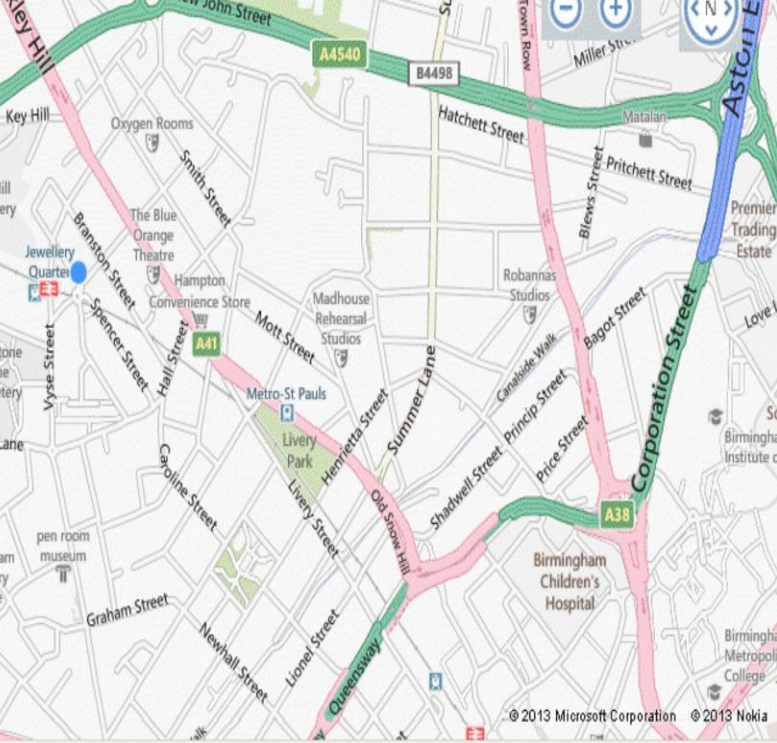
**The Jewellery Business Centre, 95 Spencer Street,
Birmingham, B18 6DA**



- **Restaurant / Bar / Gallery SSTP**
- **Located in the Historic Jewellery Quarter**
- **Suitable For A Variety of Uses SSTP**
- **Private Entrance**
- **Flexible Accommodation**
- **Prominent Position**

VARIOUS USES SSTP

2,141 sq ft / 198 sq m



TRAVEL DISTANCE

| Location | Miles | Mins | Mode |
|-----------------------|-------|------|------|
| Bham City Centre | 1.2 | 15 | Walk |
| St Paul's Square | 0.5 | 10 | Walk |
| Jewellery Qtr Station | - | 2 | Walk |
| New Street Station | 1 | 8 | Car |

Source: theAA.com

The Basement

The Jewellery Business Centre, 95 Spencer Street, Birmingham



DESCRIPTION

A unique opportunity has arisen in the historic Jewellery Quarter. The basement occupies a prominent position on the corner of Hockley Street and Spencer Street and is suitable for a restaurant, drinking establishment, art gallery or Jewellery sales (Subject to planning and licencing).

SPECIFICATION

- Private Entrance from Hockley Street
- Open Plan Space
- Flexible Accommodation
- Concrete Floor
- Sky Lights and Windows Throughout
- Easy Walking Distance to Public Transport

ACCOMODATION & RENT

Total unit size 2,141 sq ft (198.9 sq m) at £15,000 + VAT per annum. Arranged over the basement floor only, the rateable value is believed to be £11,500 with rates payable of £5,647. Small Business Rates Relief may be available however interested parties should make their own enquiries with the Local Authority.

EPC

A copy of the EPC is available on request.

LOCATION

The Jewellery Quarter is an historic and unique area of Birmingham City Centre with over 200 listed buildings and a diverse mix of businesses. It is well known for offering an array of bars, restaurants and cafes as well as the 'Museum of the Jewellery Quarter'.

The unit occupies a prominent position on Hockley Street and is situated less than a 5 minute walk from the Jewellery Quarter train and metro station, whilst only 1 mile from the City Centre.

TERMS

The property is available by way of a new lease on terms to be agreed.

VIEWING / FURTHER INFO

Please contact our Midlands office on 0121 523 2929



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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