

J B C A

# Jewellery Business Centre

95 Spencer Street  
Birmingham  
B18 6DA



## Café / Coffee Shop

To Let - 870 sq ft

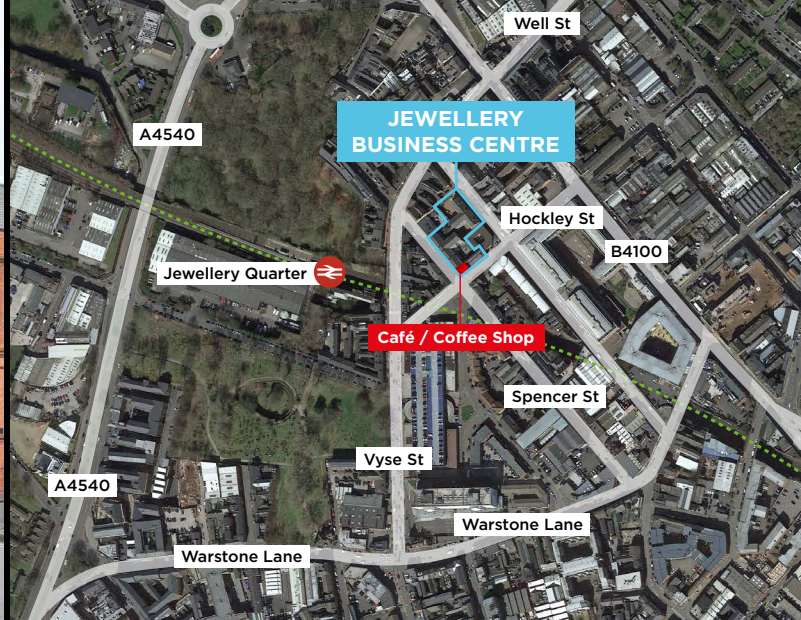
### DESCRIPTION

The ground floor unit, which forms part of the popular Jewellery Business Centre, has recently been refurbished and offers a generous floor area of 870 sq ft with large kitchen to the rear which would make it an ideal space for a café / coffee shop. The unit is arranged in an L Shape.

A home for your business

[www.jewellerybusinesscentre.co.uk](http://www.jewellerybusinesscentre.co.uk)





## LOCATION

The café unit forms part of the popular Jewellery Business Centre which is located in the heart of Birmingham City Centre's Jewellery Quarter, with its historic but vibrant mix of businesses, from jewellery shops, offices and restaurants.

The unit is conveniently situated on the corner of Hockley Street and Spencer Street a short walk to and from the Jewellery Quarter train station, providing quick links into the centre of Birmingham via the well utilised metro station.

## TRAVEL DISTANCES

	Miles	Mins	Mode
Birmingham 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

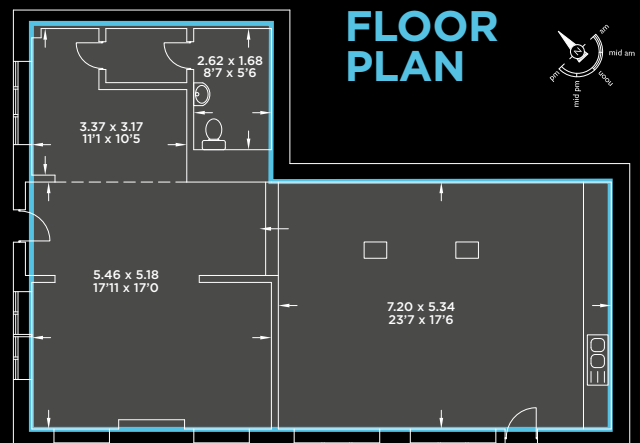
## TERMS / RENT / OTHER CHARGES

Details of rents and other charges are available on request from the joint letting agents.

All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

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## EPC

A copy of the individual EPC is available upon request.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents for more details.

Managing Properties on behalf of Northern Trust

