

Land and Buildings, Caroline Street | Jewellery Quarter | Birmingham | B31UG

AVISON
YOUNG

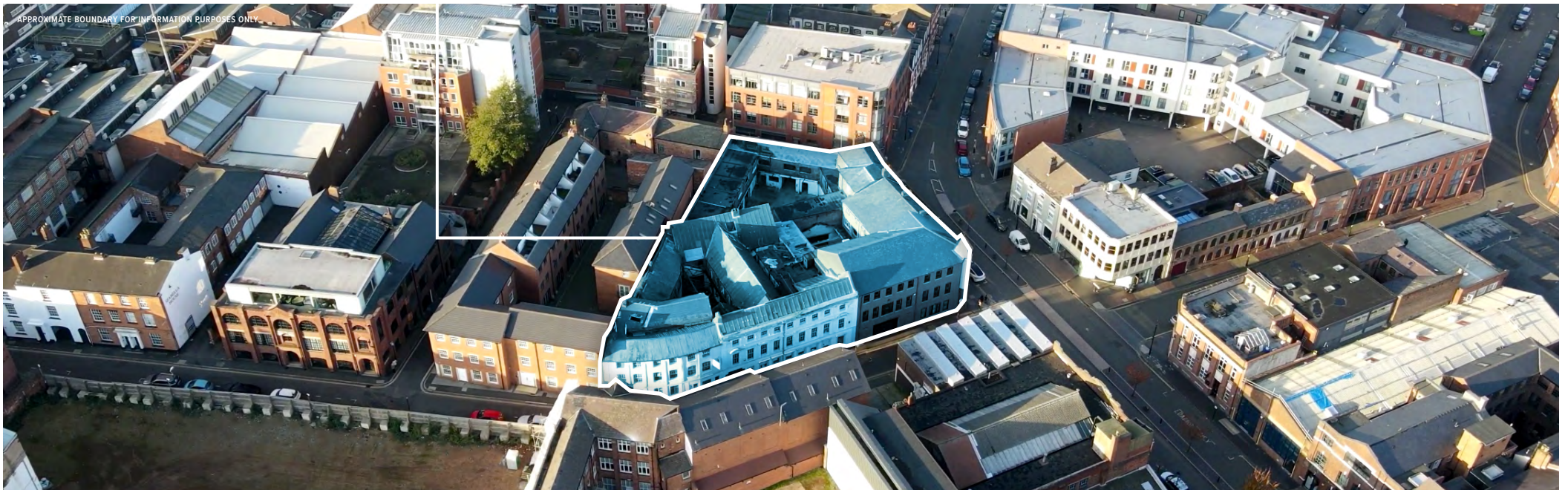


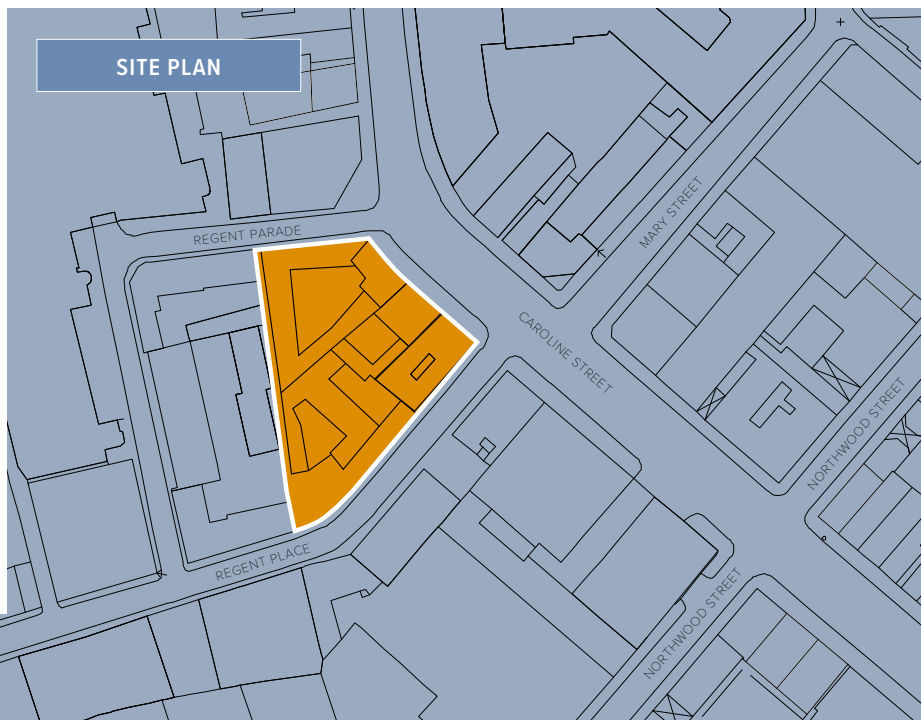
**An exciting
conversion/
development
opportunity
in the heart of Birmingham's Jewellery Quarter**



Highlights

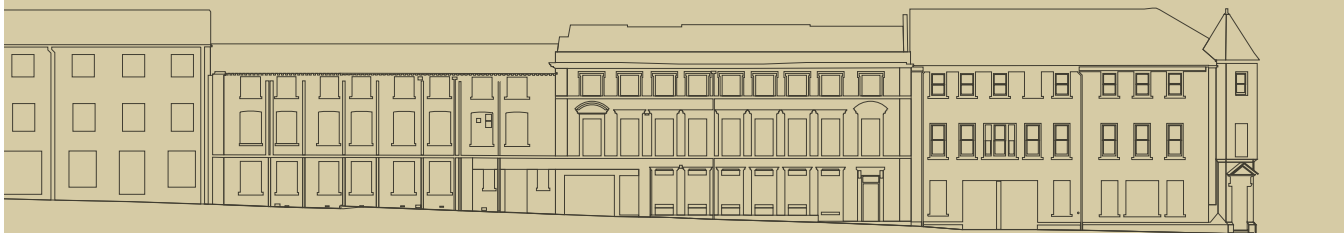
- Freehold site extending to 0.37 acres (0.15 ha)
- Prime Jewellery Quarter location
- Mixed use Conversion/redevelopment opportunity
- Full planning permission for 37 no. apartments and 6 no. commercial units
- Significant strip-out works already undertaken





The Property

The Property comprises land and buildings extending over a 0.37 acre site in the heart of the Jewellery Quarter, Birmingham. The site consists of a series of street frontage buildings with associated back buildings, including 18 Regent Parade, 65, 66/67 & 68 Caroline Street and 60-70 Regent Place.



These buildings consist of a series of workshops dating from the early to mid-19th century with the exception of 68 Caroline Street, an office block which was redeveloped in 1997. Over the first half of the 20th century, yards were infilled to form additional workspace. 65 Caroline Street and 60-70 Regent Place are both Grade II listed buildings.

The site benefits from extant Listed Building Consent (Ref: 04682/PA) and Planning Permission (Ref: 2019/04424/PA) for 'change of use, alterations and extensions to existing buildings to provide 37 apartments and ground floor commercial B1/A1/A3 uses with associated works including demolition of courtyard buildings, erection of replacement 3 and 4 storey buildings, additional floors to 18 Regent Parade and retained courtyard building'.

Transport and Local Area

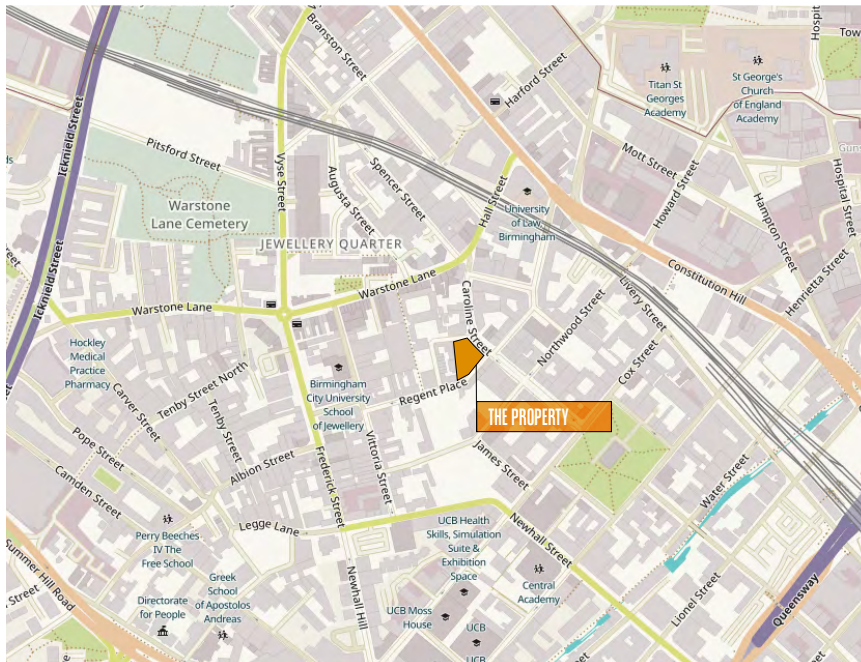
The property is located in the Jewellery Quarter in Birmingham, a few minutes' walk from St Paul's Square, the main bar and restaurant area in the Jewellery Quarter, 1.1 miles to the north-west of the Bullring and Grand Central and 0.7 miles to the north of the new Paradise Birmingham development.

The property benefits from frontages along Regent Place, Regent Parade and Caroline Street. The latter is a prominent road which leads to St Paul's Square.

Nearby railway stations include Snow Hill Station and Jewellery Quarter Station (10 minutes' walk/0.5 miles) and New Street Station (20 minutes' walk/0.9 miles). These stations offer connections to London (1 hour 15 minutes), Manchester (1 hour 27 minutes) and Liverpool (1 hour 40 minutes).

The Jewellery Quarter has a traditional industrial heritage which has undergone considerable residential redevelopment in recent years. Surrounding uses include a mixture of industrial premises mainly related to the jewellery trade, residential apartment schemes, various commercial properties, bars and restaurants.

The subject property is located 0.4 miles from both the city's ring road (A4540) and the road which runs through the city centre (A38/A4400). The A38 gives access to Junction 6 of the M6, 2.5 miles to the north-east of the city.



Situation



APPROXIMATE BOUNDARY FOR INFORMATION PURPOSES ONLY.



TENURE

The property is to be sold freehold with vacant possession.

The property is sold subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must make their own enquiries in this regard. The property comprises the extent of the freehold titles WK153419 and WM159678.

EPC

All relevant EPCs are contained within the Data Room.

VAT

All offers are to be exclusive of VAT which may apply.

SERVICES AND HIGHWAY

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

PLANNING

The property is within the jurisdiction of Birmingham City Council and sits within the Jewellery Quarter Conservation Area.

In terms of planning history, we are aware that Regent Court was constructed in 1997 following the demolition of the previous building to occupy the site in 1992.

The property benefits from full planning permission for change of use, alteration and extensions to provide 37 apartments and ground floor commercial uses (ref: 2019/04424/PA) and listed building consent for this use (2019/04682/PA).

The consent has been formally implemented, with a number of pre-commencement conditions already discharged. Further details can be found within the data pack.

We recommend that all interested parties carry out their own due diligence.



Further Information

TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data room available via the Avison Young website:

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the Property.

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VIEWING

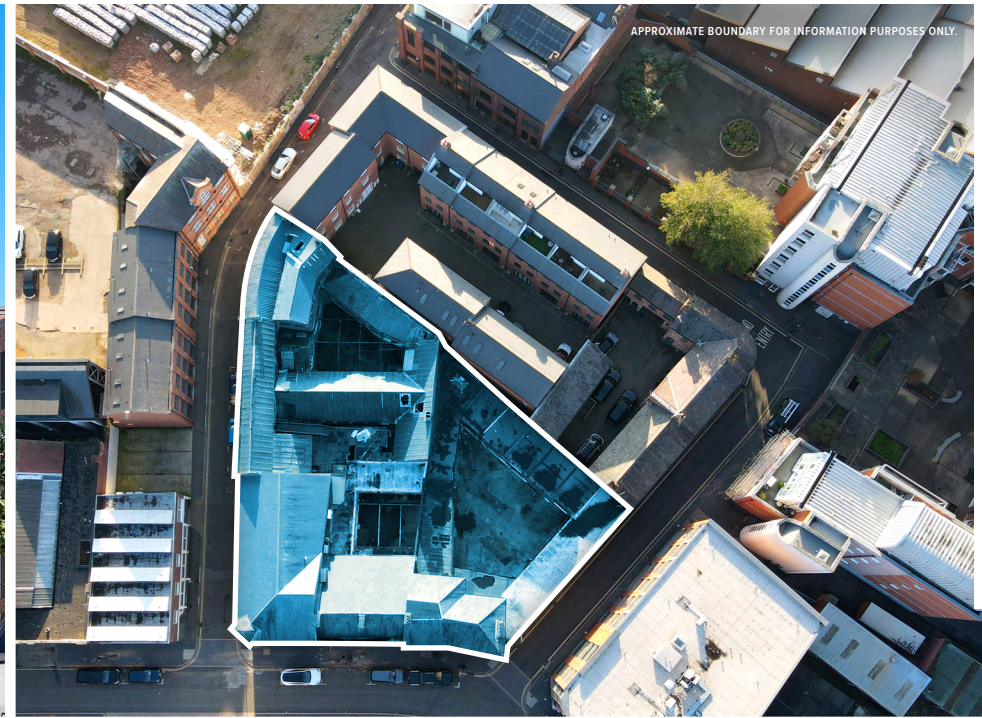
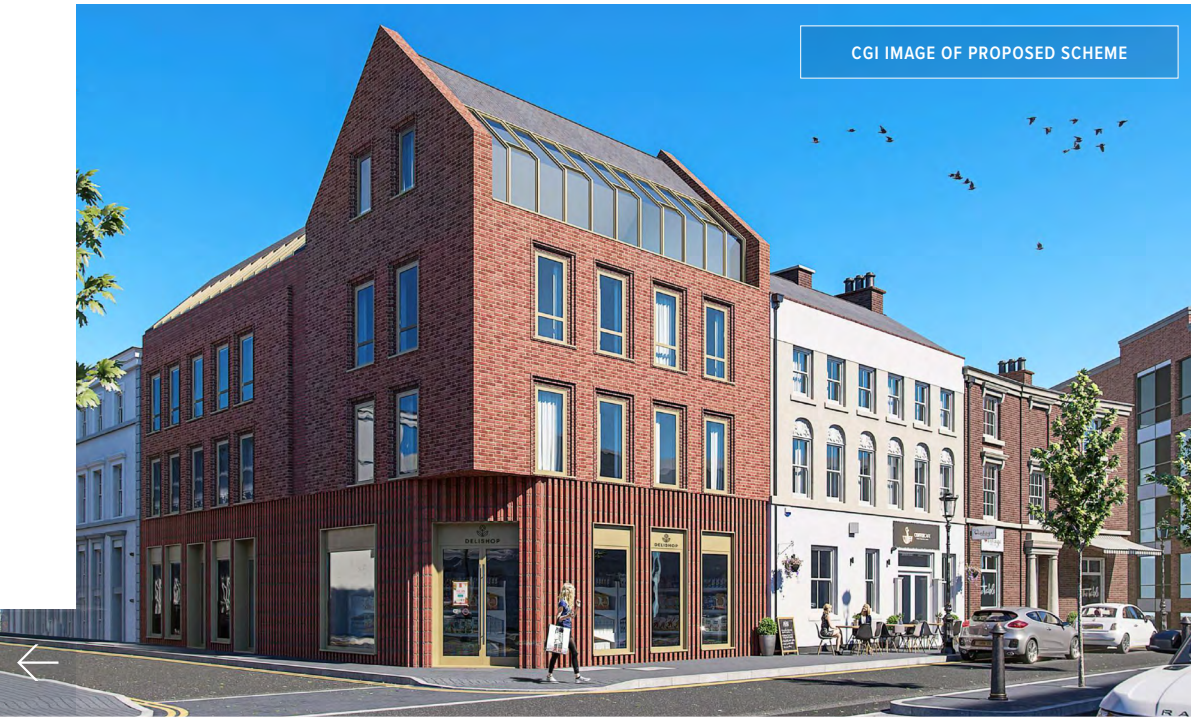
All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections.

We would request discretion in the event interested parties undertake any roadside inspections of the property.



CGI IMAGE OF PROPOSED SCHEME



BASIS OF OFFERS

The Vendors have a strong preference for a sale of the freehold interest in the entire property on an unconditional basis.

Conditional offers may also be considered. All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion.

Offers on a conditional basis should include details of the conditions to be discharged together with details of the anticipated timescales and further details of the purchasing company.

Offers are to be submitted in writing, together with any supporting information to the selling agents:

joe.williams@avisonyoung.com

lucy.briggs@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

Contacts



**AVISON
YOUNG**

JOE WILLIAMS

T +44 (0)121 609 8820

M +44 (0)7736 279930

E joe.williams@avisonyoung.com

LUCY BRIGGS

T +44 (0)121 609 8075

M +44 (0)7780 918848

E lucy.briggs@avisonyoung.com

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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

NOVEMBER 2022.