

Rear of 36 Hall Street, Jewellery Quarter, Birmingham, B18 6BS



**FOR SALE**

Character Jewellery Quarter Workshop  
Suitable for Conversion - Subject to Planning

### Location

The property is situated along Hall Street in the heart of Birmingham's historic Jewellery Quarter.

The premises are within easy reach of both St Pauls Square and Birmingham City Centre with the National Exhibition Centre and Birmingham International Convention Centre being within close proximity.

The immediate area is well served by public transport with regular bus routes and the Jewellery Quarter Train and Metro being only a short distance away.

### Description

The property is situated to the rear of 36 Hall Street being accessed via a shared courtyard.

This Grade II Listed property comprises a three-storey workshop with two-storey workshop attached.

The property is of traditional brick construction surmounted by a pitched tiled roof and retains many character features including exposed brickwork, crittel windows and wooden roof trusses.

### Accommodation

Main Workshop: 1,599 ft2 being 533 ft2 per floor

Adjacent workshop: 435 ft2

**Total (GIA) 2,034 ft2 (188.96 m2) approx.**

### Price / Tenure

Offers in excess of £150,000 are sought for the freehold interest, subject to contract.

### Planning Use

We understand property has consent for Use Class B2 (general Industrial).

However, we do feel the site is suitable for alternative uses, subject to obtaining the necessary planning permission and all interest parties should contact Birmingham City Councils Planning Department on 0121 303 1115.

### VAT

All prices quoted are exclusive of VAT which we understand is not payable on the purchase price.

### Energy Performance Certificate (EPC)

Available upon request from the agent.

### Services

We understand all mains services are available on or adjacent to the subject property.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

### Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

### Availability

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

### Viewings

Strictly via the sole selling agent Siddall Jones on:  
**0121 638 0500**

