

FOR SALE BY PRIVATE TREATY
BY DIRECTION OF THE FREEHOLDERS
THE DIRECTORS OF WHOM ARE RETIRING

R27847

**SUBSTANTIAL AND PROMINENTLY POSITIONED PREMISES
SITUATED WITHIN THE HEART OF THE FAMOUS
BIRMINGHAM JEWELLERY QUARTER AND KNOWN AS**

**89-95 VITTORIA STREET
HOCKLEY
BIRMINGHAM
B1 3NU**



**A RARE AND DESIRABLE OPPORTUNITY FOR REDEVELOPMENT
AND A VARIETY OF ALTERNATIVE USES**

**IN ALL 9,760 SQ.FT. (907.4 SQ.M.) OF EXISTING BUILT SPACE
ON FOUR LEVELS**

**OFFERS ARE INVITED SUBJECT TO CONTRACT
BY CLOSE OF BUSINESS ON FRIDAY 3RD OCTOBER 2025**

**PRICE GUIDE: £995,000
VAT NOT APPLICABLE**

TELEPHONE: 01827 61144

FACSIMILE: 01827 310820

Calders for themselves and for the Vendors of this property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.
All statements contained in these particulars as to this property are made without responsibility on the part of Calders for the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Calders nor any person in their employment any authority to make or give, any representation or warranty in relation to this property.



3 VICTORIA ROAD TAMWORTH
STAFFORDSHIRE B79 7HL

E-mail: enquiries@calderssurveyors.com
www.calderssurveyors.com

Substantial and prominent premises with a long frontage and access from Vittoria Street, Hockley within the heart of the Birmingham Jewellery Quarter, a thriving and vibrant district on the northern edge of Birmingham city centre and readily accessible to same.

The premises to date have been in industrial and business use but are considered to offer much potential for redevelopment and alternative uses including residential, retail, hospitality etc. No formal negotiations on this subject have been conducted to date with the city council.

The ground floor accommodation is currently used for manufacturing and is in a series of linked bays plus administration space, staff amenity and w.c. wash facilities. This level encloses a gross internal area of 5,640 sq.ft. (524.5 sq.m.) or thereabouts.

The first floor has a separate entrance and staircase from the Vittoria Street frontage and is currently partitioned into a landing and five individual rooms plus w.c. wash facilities and has previously been used both for administration and work space. This level encloses a gross internal area of 1,243 sq.ft. (115.5 sq.m.) or thereabouts.

The second floor is currently partitioned to form a landing, five rooms, hallway and w.c. wash and kitchen facilities and has previously been used as administration and work space. This level encloses a gross internal area of 1,220 sq.ft. (113.3 sq.m.) or thereabouts.

The third floor is predominantly an enclosed open air roof space but has two storage rooms thereon enclosing a gross internal area of 383 sq.ft. (35.5 sq.m.) or thereabouts. The open area provides an additional 1,276 sq.ft. (118.5 sq.m.) or thereabouts.

There is a lift facility (currently none functional) linking the ground, first and second floors.

The premises have mains electricity, water, drainage and gas connected.

It should be noted that the vendors will clear the accommodation prior to completion.



GENERAL INFORMATION

1. VENDORS BG Sheet Metal Company Limited.
2. PRICE AND OFFERS

The premises are offered freehold with vacant possession upon completion at a guide price of £995,000 (Nine Hundred and Ninety Five Thousand Pounds). VAT not applicable.

Offers are invited in writing subject to contract by close of business on Friday 3rd October 2025. Please submit these to the selling agent. E-mail is acceptable to richard@calderssurveyors.com

Please include advice as to the availability of funding in principal to complete the transaction. Please note that the vendors will not consider any offer that is conditional upon planning or any other matter other than subject to contract.
3. COMPLETION

Contracts are to be exchanged unconditionally within six weeks of the issue of draft documentation by the vendors solicitor. The vendors will consider an extended completion period by prior agreement and negotiation.
4. TENURE

The property is offered freehold with vacant possession upon completion.
5. VIEWING

Please contact the agents. Further information is available from Richard Calder – 07860-608521.
6. RATING ASSESSMENT

The premises have a current rateable value on the 2023 list of £22,750.00 (Twenty Two Thousand Seven Hundred and Fifty Pounds). The current rate payable is approximately 50% of this figure. The vendors have to date not claimed any void period.
7. PLANNING

The vendors have not undertaken any discussions with Birmingham City Council Planning Department to date. The premises are understood not to be listed.
8. ENERGY PERFORMANCE

The premises do not have a current Energy Performance Certificate.
9. LOCAL AUTHORITY

Birmingham City Council
www.birmingham.gov.uk

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Calders Chartered Surveyors & Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Calders Chartered Surveyors & Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Calders Chartered Surveyors & Property Consultants have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

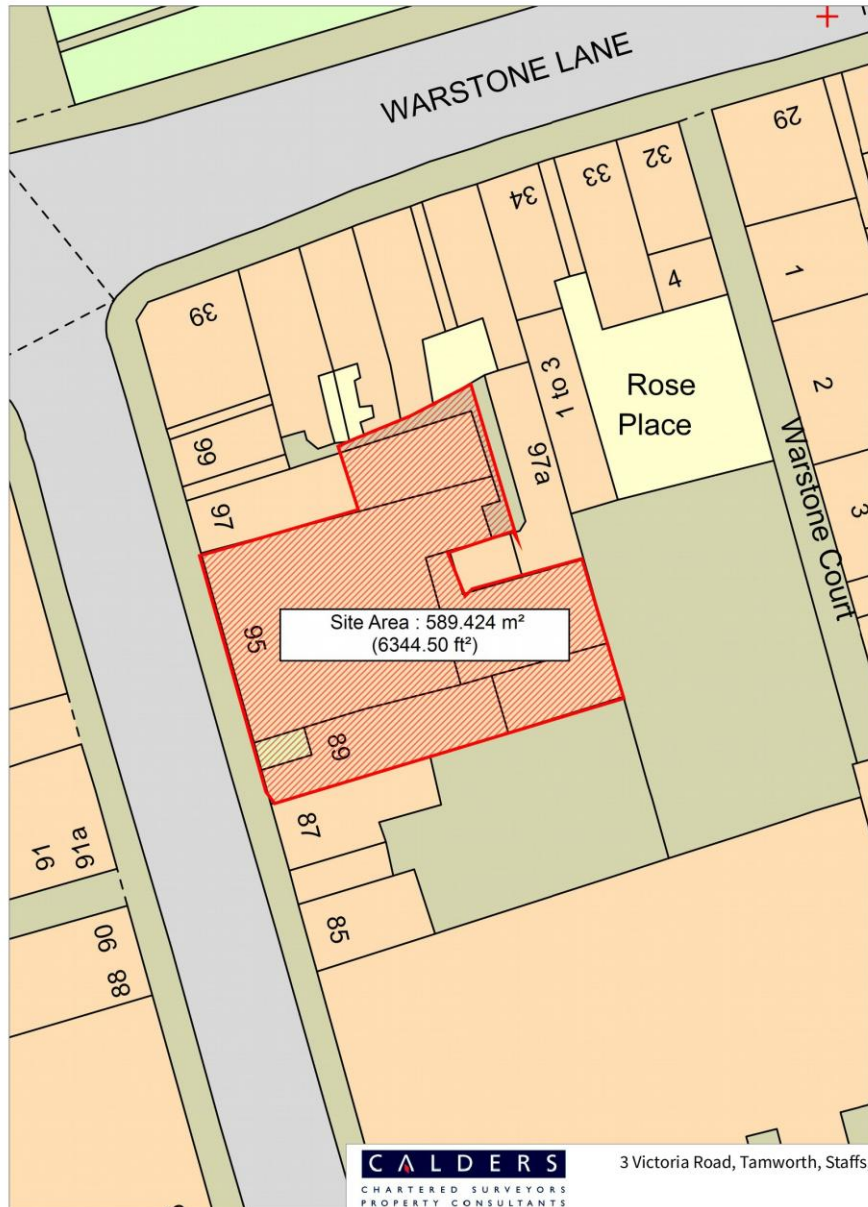
Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Code of Practice on Commercial Leases

You are advised that the code of practice on commercial leases in England & Wales strongly recommends that you seek professional advice from a qualified surveyor/solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

This Code is available through professional institutions and trade associations or through the web site. www.commercialleasecodeew.co.uk



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Client: **B G Sheet Metal Ltd**

Project: **89-95 Vittoria St, Hockley , Birmingham B1 3NU**

Title: **Site plan**

Scale: 1:500 @A4

Drawn By: rdc

Date: 27 Jun 2025

Drawing No:



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Title: **location plan**

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Client: **B G Sheet Metal Ltd**
Project: **89-95 Vittoria St, Hockley , Birmingham B1 3NU**

Title: **City location plan**

Scale: 1:25000 @A4
Drawn By: rdc

Date: 27 Jun 2025
Drawing No: