

For Sale 03 Colmore Row

Office Investment

 Library of Birmingham



 St. Paul's Church

Unit 1 Church Court

11-12 Cox Street St Paul's Square, Birmingham B3
1RD

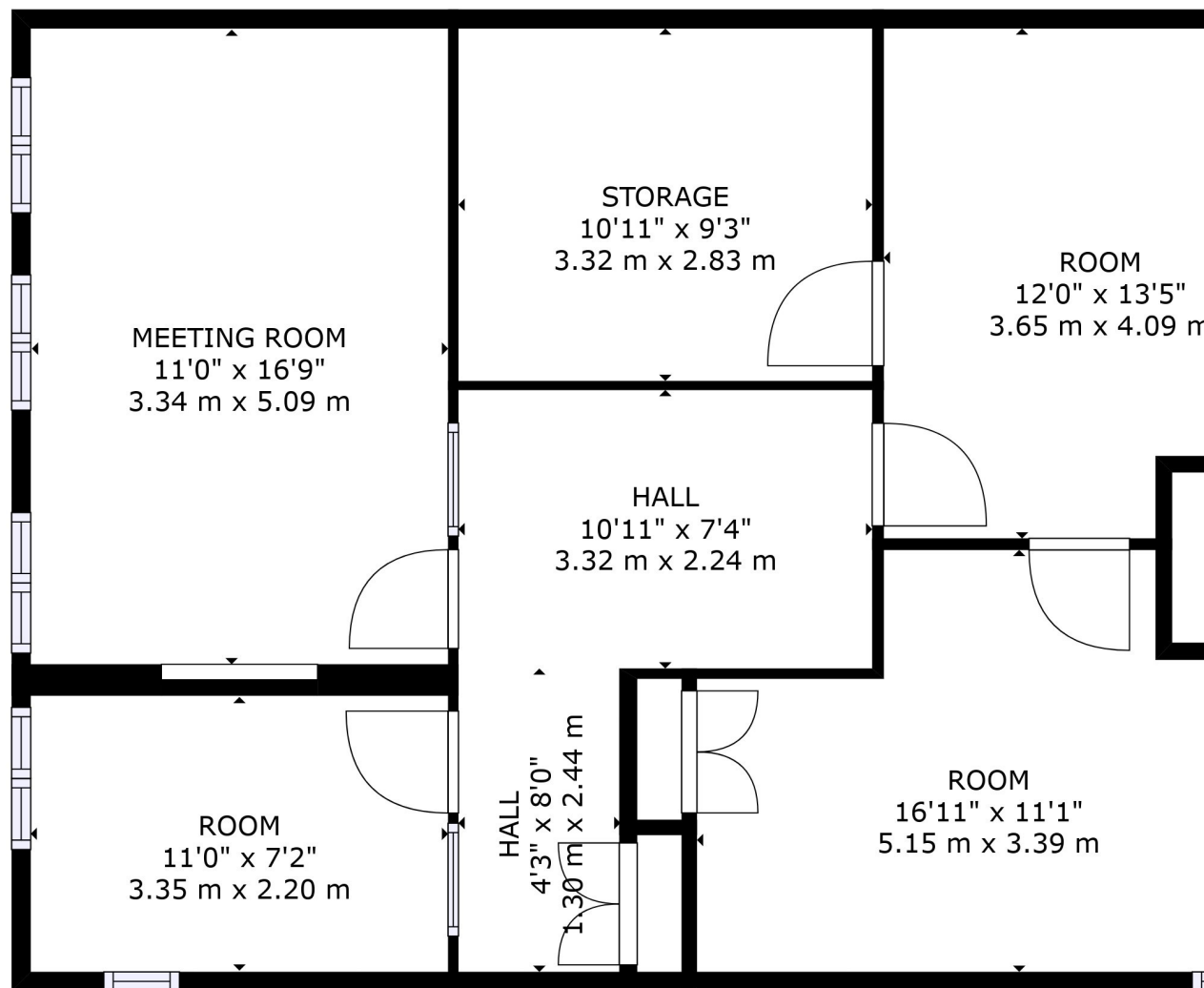
BROMWICH

ARDY
024 7630 8900
www.bromwichhardy.com

 3,558 Sq Ft
 £600,000 For the leasehold

Key Features

- Prominent Jewellery Quarter Location
- Renewed lease with a strong covenant tenant
- Kitchenettes on each floor
- Ample Natural Light
- 5 Car Spaces on site
- Close to public transport
- 24 Hour Access
- <https://my.matterport.com/show/?m=RSBSf9kP43u>



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 977 sq. ft, 91 m², FLOOR 2: 1294 sq. ft, 120 m²
FLOOR 3: 1287 sq. ft, 120 m²
TOTAL: 3558 sq. ft, 331 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Unit 1 Church Court, 11-12 Cox Street St Paul's
Square, Birmingham, B3 1RD**



Location

Located in the heart of Birmingham's historic Jewellery Quarter, Unit 1 Church Court offers a prime position just off St Paul's Square—one of the city's most desirable professional and creative hubs. Surrounded by a mix of stylish offices, independent businesses, and vibrant eateries, this address combines central convenience with characterful charm. Just a short walk from Birmingham city centre and well-connected via Snow Hill and New Street stations, it's ideal for businesses seeking both accessibility and prestige.

Description

This attractive 3-storey office building in the Birmingham Jewellery Quarter is fully let to Tutors and Exams Limited on a 7-year lease outside the Landlord and Tenant Act, offering a strong investment opportunity with a 6.35% net initial yield and a revisionary yield 7.14%. The property is registered for VAT and can be treated as going concern.

The lease generates a stepped rental income of £40,000 per annum in years 1 and 2, rising to £45,000 per annum in years 3 and 5, with an upward-only market rent review on the 5th anniversary and a tenant break option in year 5. Tutors and Exams Limited has a creditsafe risk score of 76 and shareholder funds exceeding £500,000 as of the August 2023 accounts, reinforcing the covenant strength.

The property features a boardroom, reception, and breakout spaces on the ground floor, with open-plan offices on the first and second floors. Built-in kitchenettes on all floors provide ample storage and space for appliances, while natural light floods the workspace, creating a bright and inviting environment. Heating is via central heating with thermostats on each floor.

Additional benefits include five onsite parking spaces, secure courtyard access, 24-hour entry, and security gates and alarms, making this a secure and highly attractive investment opportunity.

Accommodation

Area	Sq Ft	Sq M
Floor 1	977	90.76
Floor 2	1,294	120.21
Floor 3	1,287	119.56
Total	3,558	330.54

Tenure

Sale of the long leasehold. Leasehold Term: 20 December 2016 to 16 April 2157.

The ground rent is £150 per year and will double every 30 years. The next scheduled increase is in April 2037.

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EPC

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the sole agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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