

THE GOTHIC

GT. HAMPTON ST



GRIFFLEY
PROPERTY

Welcome to



A note from Griffley Property

When we first started work on Great Hampton Street, we had the vision of regenerating this exciting but unloved neighbourhood, featuring the fully rejuvenated and beautiful, but unloved architecture of Birmingham’s Jewellery Quarter. The first phase of the Great Hampton Street revival will be the street level commercial units at numbers one to four brought forward by Griffley Property, a family team who have been working in the Jewellery Quarter market for over ten years.

This flagship development now known as The Gothic, is a set of magnificent historic buildings dating back to the street’s halcyon days. Our vision is that this area will once again have buildings that reflect the tradition of the Jewellery Quarter, which will be available to ambitious business owners who want to join us in our quest to

further improve this burgeoning destination for shopping, dining, and entertainment.

This new urban village has over 15,000 people living and working within an 8-minute walk of The Gothic and is exceptionally well connected to the rest of the city by tram, bus and train. The imminent street works will also see road narrowing, the introduction of cycle lanes and pavement widening, providing the opportunity for a permanent al fresco cafe culture.

We hope you are able to see the effort and love that has and is still going into The Gothic. Please read on if you too want to be part of the future story of these buildings as they form part of Birmingham’s next great urban village, starting the next chapter in the Great Hampton Street story.



THE GOTHIC

GT. HAMPTON ST

Building 4
(Unit 4)

Building 2
(Units 2 & 3)

Building 1
(Unit 1)

Computer generated image is indicative only.

Steeped in History

John Goode & Sons, 1830-1960

In 1830, John Goode commenced the manufacturing of gold chains in a small workshop at Regent Place, Birmingham. The original factory premises occupied for over 80 years proved inadequate to accommodate the Company's impressive growth. A new factory was built and equipped to suit modern conditions.

Amazingly, the new factory titled the **'Quality Works'** at 4 Great Hampton Street was opened on the day the Great War broke out in 1914.

The existing building was originally completed in 1869 and was used as a goldsmiths and jewellers. Part of the factory also transformed into a pub and restaurant, which many people in the local Birmingham community will remember fondly.

Formerly named The Gothic, The Gothic Stores, The Gothic Porter Stores, and much more recently, The Gothic Inn. In more recent history, the pub was well known for its diverse clientele, especially new arrivals to the city, and was also very prominent in Birmingham's post-war darts scene.



Building 1
The Gothic
Built: c1870



Building 3
Goode's
House
Built: 1914



Building 4
The Quality
Works
Built: c1840



Location

Transport

St Paul's Tram Station	0.2 miles
Jewellery Quarter Station	0.4 miles
Snow Hill Station	0.7 miles
New Street Station	1 miles
Moor Street Station	1 miles
Curzon Street HS2 Terminal	1.2 miles

Local Places to Eat

Lord Clifden	0.1 miles
The Wilderness	0.2 miles
Folium	0.2 miles
Hockley Social Club	0.3 miles
Opheem	0.9 miles

Hotels

Hampton By Hilton	0.2 miles
Frederick Street Townhouse	0.3 miles
Saint Paul's House	0.4 miles
Selina	0.4 miles
The Grand Hotel	0.8 miles

Distances & Times by Car/Taxi:

Colmore Row	0.8 miles	5 mins
Digbeth	2.4 miles	10 mins
Edgbaston	3.2 miles	8 mins
Harborne	4.5 miles	12 mins
Moseley	3.9 miles	13 mins
Birmingham Airport	10.9 miles	22 mins



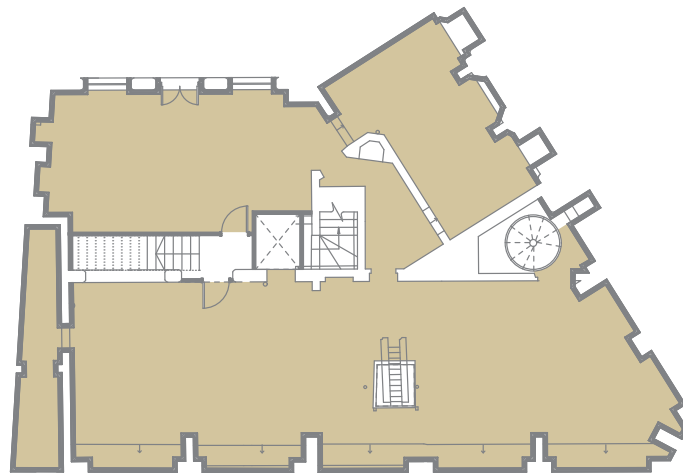
Building 1

UNIT 1

Unit One is the heart and soul of The Gothic development. It is the original Gothic pub that occupies the prominent corner position and address of Number One Great Hampton Street. Ideally suited to being returned to an eating and drinking establishment with ample space set across two floors which also benefits from a compact courtyard area.



Ground Floor



Basement

Approximate NIA

Ground Floor: 140.6 sq.m | Basement: 147.9 sq.m
Total: 288.5 sq.m (3,105 sq.ft)



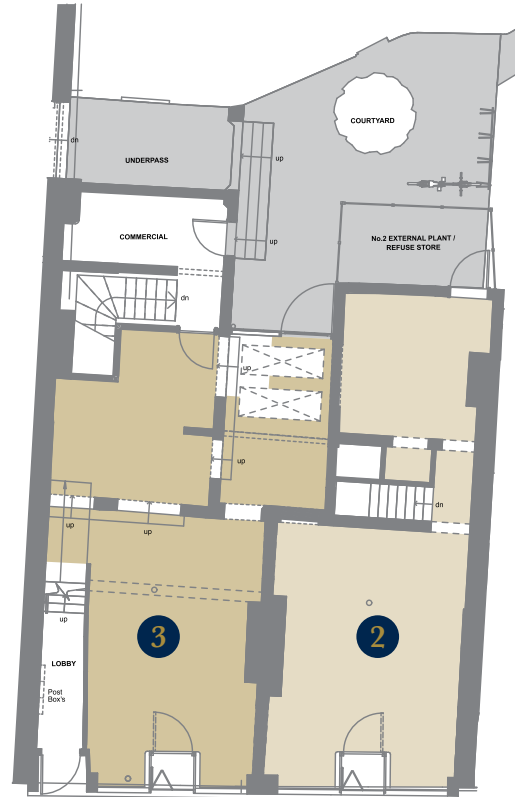
1. Building 1 - exterior view
2. Building 1 - example basement fit out
3. Building 1 - example ground floor fit out

Computer generated images (CGI) are indicative only.

Building 2

UNITS 2 & 3

The centre units, Numbers Two and Three, of The Gothic development would suit a range of uses from retail through to café or micropub. Both units are set across two floors with access to a shared courtyard to the rear. Units 2 and 3 can be combined into a single larger unit.



Ground Floor

Unit 3 | Unit 2



Basement

Unit 3 | Unit 2

Approximate NIA

Unit 2

Ground Floor: 41.9 sq.m | Basement: 36.3 sq.m
Total: 78.2 sq.m (842 sq.ft)

Unit 3

Ground Floor: 52.9 sq.m | Basement: 31.6 sq.m
Total: 83.9 sq.m (903 sq.ft)



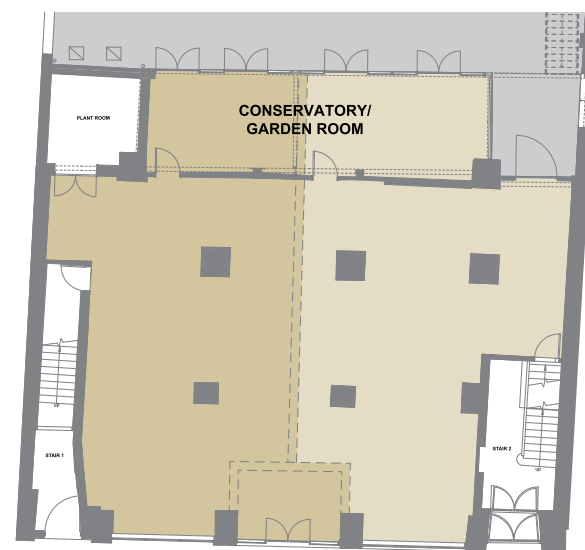
1. Building 2 - example unit 3 use
2. Building 2 - example unit 2 use
3. Building 2 - exterior view

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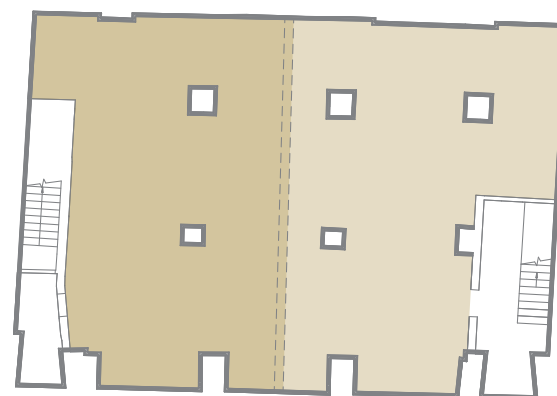
Building 4

UNIT 4

Number Four of The Gothic is a former factory building that offers a unique blank canvas that could be transformed into a range of uses spread across two floors. This unit could also be sub-divided if required. This unit also boasts an attractive conservatory/garden room at the rear leading onto a private courtyard.



Ground Floor



Basement

Approximate NIA

Ground Floor: 226.9 sq.m | Basement: 181.9 sq.m

Total: 408.8 sq.m (4,400 sq.ft)



1. Building 4 - example use
2. Building 4 - exterior view
3. Building 4 - example use

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An indicative computer generated image showing how this part of Great Hampton Street will look following the street works programme. The street works will extend the pavement, narrow the road and incorporate a new cycle lane, encouraging walking, cycling and enabling a European-style pavement cafe culture.



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Property Address

**1 to 4 Great Hampton Street, Jewellery Quarter,
Birmingham, B18 6AQ**

Description

These properties are offered by Griffley Property and form part of The Gothic development, developed by local developer Cordia Blackswan. The development comprises sixteen apartments on the upper floors and commercial opportunities on the ground floor and basement levels to cater for a variety of businesses. The commercial units are offered in a “shell plus” condition with the tenant being responsible for the internal fit out.

Rental/Terms

We know Landlord and Tenant relationships can be difficult, but we want us and our tenants to have a collaborative relationship where we’re both interested in the success of the development and its tenants. We are happy to explore a range of flexible rental options, including turnover rents or short leases; additionally all units are subject to refreshingly low service charges.

Further Information

Please contact **Simone Hawley** on **0121 7691401**
or email **simone@griffleyproperty.co.uk**



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