

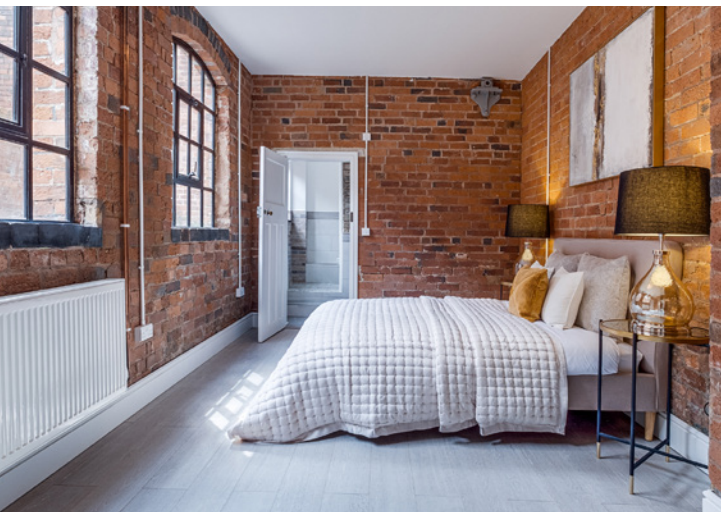


Enamel Works

JEWELLERY QUARTER

Davidson Estates are delighted to present a selection of characterful apartments and a commercial unit located in "The Enamel Works," a Victorian, three storey building consisting of four unique apartments designed and converted to the highest specifications.

Davidson



Enamel Works

28 Vittoria Street, Jewellery Quarter, Birmingham, B1 3PE

Completed FREEHOLD Development for Sale. DISCOUNTED RATE: £1,200,000 - priced to sell (RRP: £1,560,000)

THE DEVELOPMENT

The Enamel Works, on Vittoria Street, is a 3-storey, Grade II listed, mid-terrace building of brick-built construction surmounted by a pitched, tiled roof, dating from 1855-1859. Historical records show that it was one of the first purpose-built jewellery workshops in the Quarter with an early example of the characteristic long, narrow rear wing. The well-balanced front elevation is one of the most ornate and attractive in the street, while large South-facing windows in the rear wing 'shopping' extension overlook an East-West light-well, designed to maximise natural lighting for intricate and detailed work (the local term 'shopping' refers to the workshops, rather than to retail activity). Few exterior alterations have been made, and importantly, the building facade is almost completely original. The property has been sympathetically adapted to provide a self-contained three bedroom penthouse on the top floor, two self-contained apartments on the first floor, a single, mixed-use office/workshop and a one bedroom apartment on the ground floor. All apartments are unique, incorporating original or sympathetically restored features and all boast the same lofty, raised ceilings, spacious rooms and high specification fixtures and fittings essential for top quality, luxurious city centre living.

LOCATION

The Enamel Works is located in the heart of the Jewellery Quarter, described as a national treasure and unlike any other historic landscape in the world. The Jewellery Quarter attracts a vibrant community with its abundance of craft bars, bustling cafes and stylish restaurants. And, with over 200 listed buildings nearby, you can still peer into the rich heritage of this iconic district of Birmingham, made famous by its array of artisan jewellers, goldsmiths and glassmakers, whose products are the envy of the world. It is hardly surprising that over 6,000 residents already call the Jewellery Quarter their home. The area is enhanced by landmark buildings and features like St. Paul's Square, the last Georgian Square in Birmingham and boasts the largest concentration of businesses producing jewellery in Europe.

KEY INFORMATION

- 23% Below Market Value
- AST Rental Yield: 7.7%
- Service Accommodation Rental Yield: 14% on 70% occupancy
- Luxury Specification
- Communal Garden
- On-Street Parking
- Total No. of units: 5
- Mix: 3 x 1-bed apartments, 1 x 3-bed penthouse and 1 x commercial

PURCHASE INFORMATION

Exchange of contracts must take place within 28 days. At exchange of contracts, a 10% deposit is payable less the Reservation Fee already paid.

The balance is payable on completion.

Parking: JQ permit parking on street annual pass- purchased from the council.

Accompanied viewings available on request.

RRP LIST PRICES

Apartment 1: £335,000

782 sq ft - 1 bedroom, ground floor apt. with direct access to shared garden.

Apartment 2: £310,000

730 sq ft - 1 bedroom, first floor apt. with feature walk-in jewellers safe.

Apartment 3: £255,000

590 sq ft - 1 bedroom, first floor apt.

Penthouse: £585,000

1,285 sq ft - 3 bedroom, second floor apt.

Commercial Unit: £75,000

238 sq ft - ground floor unit, street facing.

TOTAL: £1,560,000

AST MONTHLY RENTAL VALUES

Apartment 1: £1,500

Apartment 2: £1,300

Apartment 3: £1,400

Penthouse: £2,500

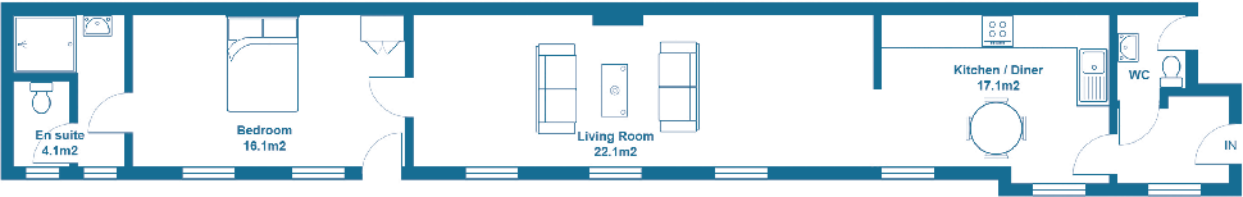
Commercial Unit: £1,000

TOTAL: £7,700

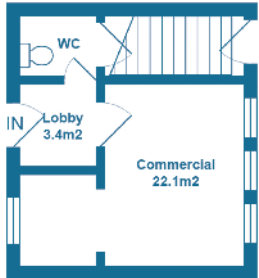
Floor plans

PLEASE NOTE:
All measurements are approximate
and for display purposes only.

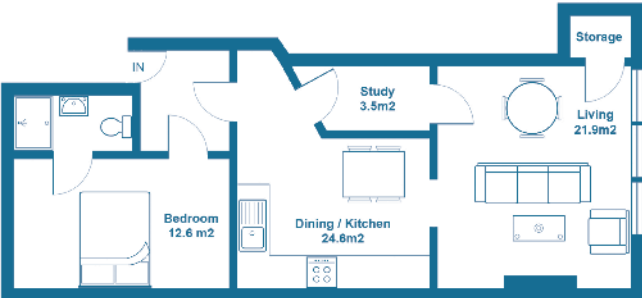
APARTMENT 1



COMMERCIAL UNIT



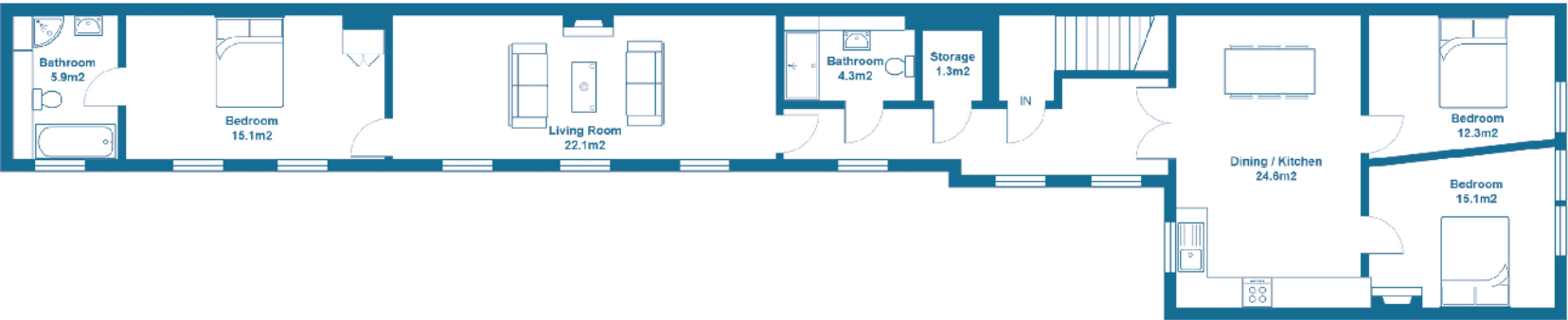
APARTMENT 2



APARTMENT 3



APARTMENT 4





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Get in Touch

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