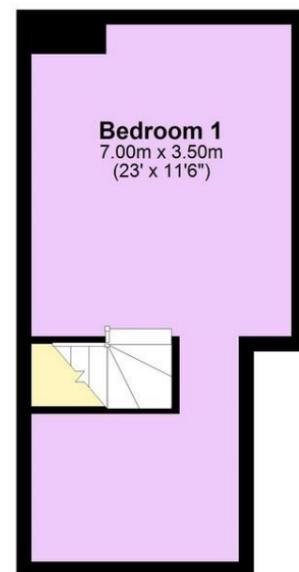




Floor Layout

Approx. 49.5 sq. metres (532.6 sq. feet)

Approx. 22.9 sq. metres (246.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

Total approx. floor area 8,448 sq ft (785 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

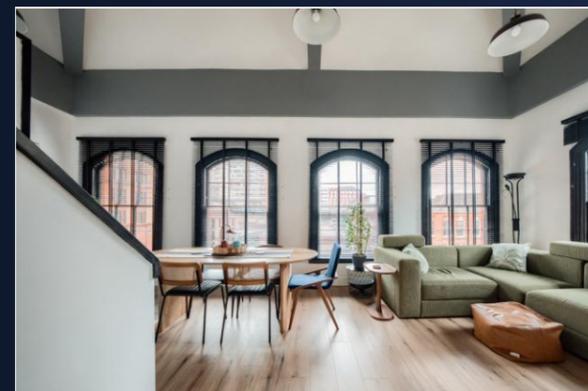
Tennial Wharf

21 Ludgate Hill

B3 1DW

Asking Price Of £2,250,000

- Freehold ownership of the entire building
- Fully let & income-producing from both commercial and residential elements
- Rental income and yield available on request
- Recently refurbished interiors across all residential units





Tennial Wharf, 21 Ludgate Hill, Jewellery Quarter, B3 1DW Asking Price Of £2,250,000



Property Description

DESCRIPTION James Laurence is delighted to offer a rare opportunity to purchase the freehold interest of an outstanding mixed use Victorian property in the heart of Birmingham's Jewellery Quarter. Tennial Wharf comprises a ground and basement-level canal-side bar/restaurant and five high-quality residential apartments spread over the upper floors – all of which are fully let and income-generating.

PROPERTY BREAKDOWN Commercial Premises: 4,000 sq ft (NIA), currently let to Maneki Raman – a vibrant and well-established Japanese restaurant with a cult following.

Residential Apartments: 5 x Two-bedroom apartments
All units feature contemporary interiors and have been carefully restored to enhance original features

INVESTMENT HIGHLIGHTS Freehold ownership of the entire building

Fully let & income-producing from both commercial and residential elements

Estimated rental income and yield available on request

Recently refurbished interiors across all residential units

Strong covenant on the commercial leasehold tenant

Opportunity for future capital uplift in a high-demand postcode

Prominent corner position with excellent visibility on Ludgate Hill

Access points from both Ludgate Hill and Water Street

Walking distance to St Paul's Square, Colmore Business District & Birmingham City Centre

UNIT-BY-UNIT BREAKDOWN

APARTMENT 1 – DUPLEX TWO BEDROOM (APPROX. 778.7 SQ. FT) Living Space: Impressive 7.53m x 3.84m (24'8" x 12'7") open-plan lounge/dining/kitchen with multiple windows

Bedroom 1: Huge top-floor suite (23' x 11'6") with private stair access – ideal principal suite

Bedroom 2: 10'4" x 11'6" – bright double bedroom on main floor

Bathroom: Stylish modern suite with rainfall shower over bath

Features: Split-level design, large footprint, excellent natural light

APARTMENT 2 – DUPLEX TWO BEDROOM (APPROX. 788.3 SQ. FT) Kitchen/Lounge/Dining: 27'10" open-plan, dual-aspect living zone

Bedroom 1: Generous upper level bedroom (18'10" x 11'5") with pitched ceiling

Bedroom 2: Bright first-floor bedroom (13'9" x 9'3")

Features: Contemporary layout, dual staircases, canal views, ideal for sharers

APARTMENT 3 – DUPLEX TWO BEDROOM (APPROX. 1,218.4 SQ. FT) Main Living: Large central lounge/diner (122" x 15")

Separate Kitchen: 9'5" x 6'8" tucked kitchen space with fitted appliances

Bedroom 1: 21'7" x 11'11" – top floor bedroom with exposed timbers

Bedroom 2: Also 21'7" – potential guest room or large office

Features: Most spacious unit, excellent dual aspect, heritage features, ideal live/work

APARTMENT 4 – LATERAL TWO BEDROOM (APPROX. 785.9 SQ. FT) Living/Dining/Kitchen: 24'7" x 15'3" with panoramic industrial-style glazing

Bedroom 1: 17'2" x 11'7" – generous proportions and bright

Bedroom 2: 12'6" x 9'8" – great guestroom or study

Features: Clean modern finish, strong rental appeal, excellent ceiling height

APARTMENT 5 – LATERAL TWO BEDROOM (APPROX. 879 SQ. FT) Kitchen/Lounge/Diner: 24'8" x 21'4" – huge open-plan zone

Bedroom 1: 11'11" x 11'4"

Bedroom 2: 13' x 10'8"

Features: Three windows across main reception space, fantastic proportions, perfect for entertaining

ADDITIONAL BUILDING HIGHLIGHTS All apartments benefit from electric heating, modern bathrooms, and bespoke window treatments

High rental demand in this postcode due to proximity to Colmore Row, Brindleyplace, and St Paul's Square

Ideal for long-term investors – current ASTs in place with scope for review

Secure communal areas, well-maintained, with minimal service demands

LOCATION Situated in Birmingham's thriving Jewellery Quarter, the building lies just 100 yards from St Paul's Square, with walking distance of Birmingham's professional and retail districts. Nearby transport includes Snow Hill Station, local tram links, and direct access to the A88(M) and M6.

This is a truly unique opportunity to acquire a premium, income-producing asset in one of Birmingham's most prestigious districts.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and millages quoted in these sales particulars are approximate. All material information stated below has been provided by your client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment

To book a viewing of this property:

Call:
0121 6044060

Email:
info@jameslaurenceuk.com

