

# TO LET

39 Floodgate Street,  
Digbeth, Birmingham B5 5SL



## LOCATION

Digbeth is just a short walk from the Bullring and Birmingham New Street Station and Birmingham's imminent HS2 station at Curzon Street.

The Custard Factory is a 15-acre mixed use estate with creative and digital business, independent shops, cafes and bars, on the site of what was the Bird's Custard factory,

Operators within this estate include – **Roxy Ballroom, Mission Mars, The Mockingbird Cinema, Baked in Brick, Han Bao, and NQ 64.**

## DESCRIPTION

This ground floor property, which has been newly refurbished, benefits from frontage onto Floodgate Street together with an adjacent outside area for customers. The unit can be combined with the next door property.

## ACCOMODATION

The premises comprise of the following approximate combined floor areas:

<b>Internal:</b>	302 sq. m	3,251 sq. ft
<b>Storage:</b>	21.4 m	230 sq. ft

"Alternatively, the space can be combined with the adjacent demise to create a unit of approximately **7,310 sq ft (679m)**. Plans and further information on available on request.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

**£45,000** per annum exclusive of rates, service charge and VAT.

## ESTATE CHARGE

There is an annual estate charge of **£1,500 excl. VAT.**

## INSURANCE PREMIUM

To year end 31st March 2024 the current premium is **£5,955 PA excl. VAT.**

## RATEABLE VALUE

We advise all interested parties to make their own enquiries via the Local Rating Authority – 0121 303 5509.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents:

**Ed Purcell**  
07793 808974  
[ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

**Scott Robertson**  
07831 856733  
[scott@creative-retail.co.uk](mailto:scott@creative-retail.co.uk)

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS