

# TO LET

Courtyard Unit 15,  
The Custard Factory,  
Digbeth, Birmingham B9 4AA



## 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 former bar restaurant is arranged across 3 floors fronting onto the main courtyard at The Custard Factory.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor:</b>	101.08 sq. m	1,088 sq. ft
<b>Mezzanine:</b>	34.64 sq. m	373 sq. ft
<b>Second Floor:</b>	62.15 sq. m	669 sq. ft
<b>Third Floor:</b>	92.81 sq. m	999 sq. ft

## 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.

## INSURANCE

There is an annual insurance charge of **£3,527** plus VAT.

## RENT

**£35,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge of **£8,645** plus VAT.

## ESTATE CHARGE

There is an annual estate charge of **£4,334** plus VAT.

## RATEABLE VALUE

Rateable Value - **£47,750**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## 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  
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