

TO LET

148 Adderley Street,
Deritend, Birmingham
B9 4ED



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 ground floor Victorian warehouse fronts onto Adderley Street and is fitted as a former Bar/Nightclub, with ancillary rear storage/access. The property further benefits from an open outside area along the side and front elevations.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 283 sq. m 3,050 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.

RENT

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

ESTATE CHARGE

There is an annual estate charge of **£1,208** plus VAT.

INSURANCE

There is an annual insurance charge of **£3,088** plus VAT.

RATEABLE VALUE

Rateable Value - **£14,000**

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 Joint Retained Agents.

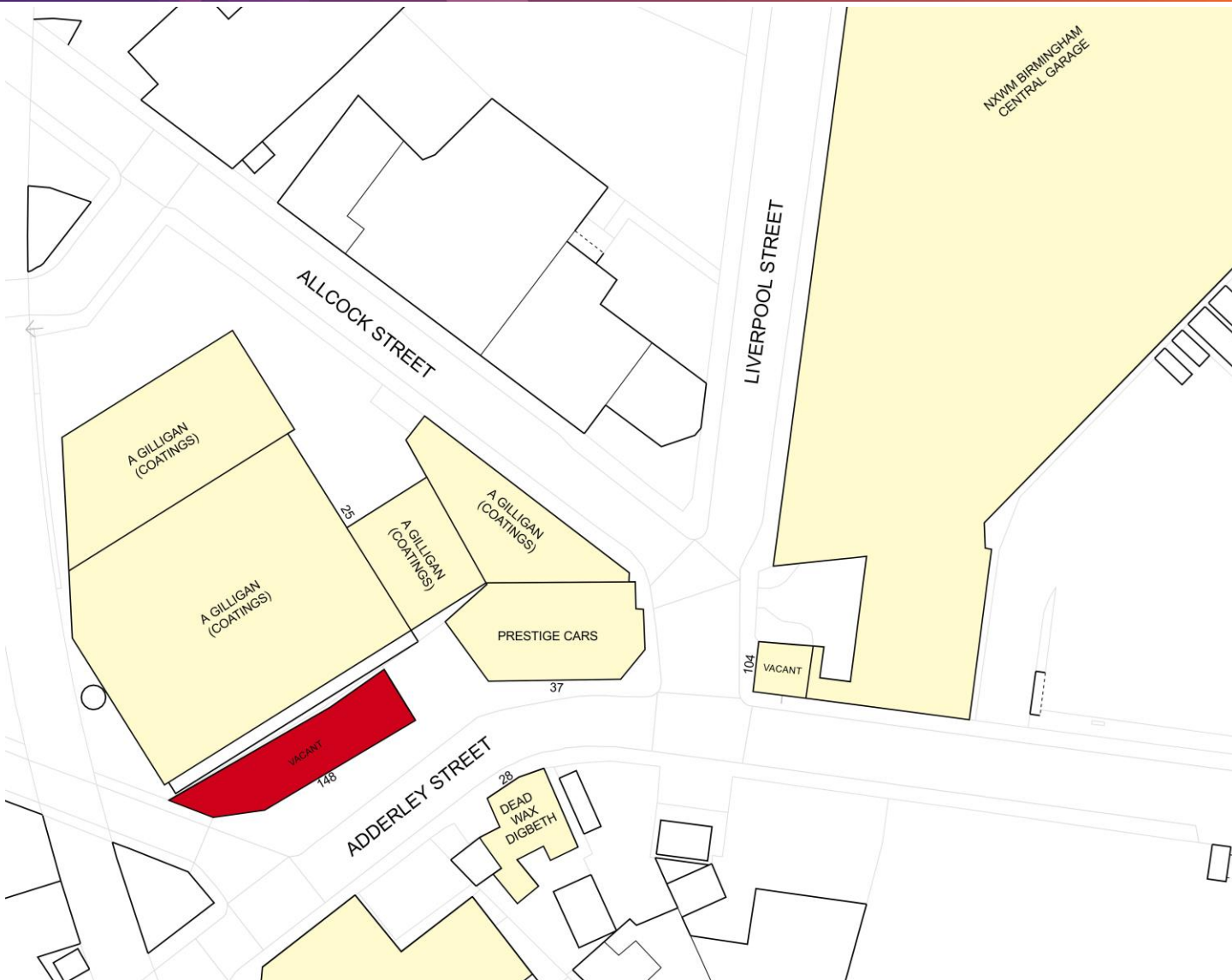
SUBJECT TO CONTRACT

CREATIVE RETAIL
PROPERTY CONSULTANTS

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