

33-40 Bradford Street, Digbeth, Birmingham, B5 6HX



**TO LET**

Retail and Warehouse Premises

Gross Internal Area: 4,413 ft<sup>2</sup> (410.04 m<sup>2</sup>)

### Location

The property is situated on Bradford Street close to the junction with Rea Street in the Digbeth area of Birmingham.

The building lies approximately 1 mile east of Birmingham City Centre and is within walking distance to the Bull Ring Shopping Centre.

National motorway access is provided via J6 of the M6 motorway some 3 miles distant.

### Description

The property comprises a former warehouse premises that has been converted to provide warehousing and storage at ground level with trade counter and upper retail area and ancillary storage / office space.

Externally the property benefits from an enclosed car parking area with gated access off Bradford Street.

### Accommodation

**Total (GIA) 4,413 ft<sup>2</sup> (410.04 m<sup>2</sup>) approx.**

### Rental / Terms

The property is available to let on a flexible 12-month licence agreement at £22,000 per annum exclusive.

### Business Rates

RV: 7,000

Rates Payable: We believe the property will be subject to Small Business Rates Relief, subject to tenants' eligibility.

### VAT

All process quoted are exclusive of VAT which may be payable.

### Energy Performance Certificate

Available upon request from the agent.

### Services

We understand that all mains services are connected on or adjacent to the property.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning

We have been informed by the landlord the property has planning permission for Use Classes B1 and A1.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

### Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction

### Availability

The property is immediately available, following the completion of legal formalities.

### Viewings

Strictly via the sole selling agent Siddall Jones on:  
**0121 638 0500**

