43 River Street, Digbeth

Birmingham, B5 5SA

Ground Floor Warehouse/Leisure Premises In The Heart Of Digbeth With Open Plan Space & Rear Kitchen

- Rear Kitchen
- Open Plan Space
- Ground Floor Warehouse
- All main services

4,985 sq ft
(463.12 sq m)

Description

The property was formerly occupied by 'Dig Brew Co.' and comprises of a large mid-terraced leisure premises in the heart of Digbeth's creative/retail led offering.

Nearby occupiers include Han Bao, Ruin Bar, Birdies and Roxy Ball Room.

The property comprises of a steel truss building with brick and block work infill and pitched sheet roof fronted. Internally the accommodation provides predominantly open plan space with two annexes off, and a rear kitchen area.

Location

The property is situated on River Street which leads between Fazeley Street and Floodgate Street, close to its junction with Great Barr Street in the Digbeth area of Birmingham.
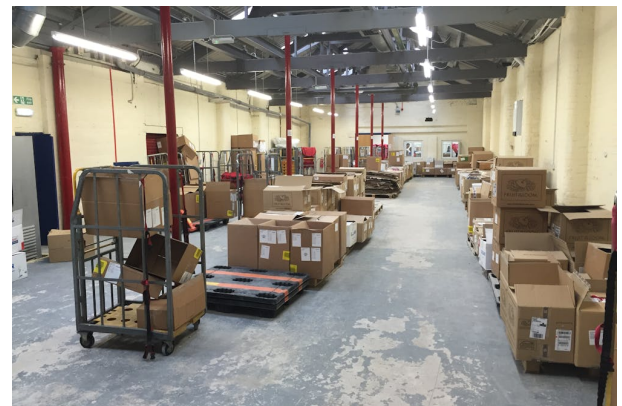
Great Barr Street provides access to A4540 Lawley Middleway, approximately 0.5 miles south of the A38 Aston Expressway which leads onto the wider national motorway network at J6 of the M6 motorway (Spaghetti Junction).

Birmingham City Centre lies approximately 1/4 mile east with both New Street and Moor Street stations and the Bullring Shopping Centre within walking distance.

Terms

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The property is available on a new FRI lease, with length to be agreed, at £35,000 per annum.

B5 5SA

Summary

Available Size	4,985 sq ft
Rent	£35,000 per annum Ground Floor Warehouse
Rateable Value	£17,500 This includes the first-floor office element which is due to be split from the premises thus providing a saving to the occupational tenant.
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable. We understand that VAT is not payable on any outgoings contained within the lease.
Legal Fees	Each party to bear their own costs. Each party are to be responsible for their own legal costs incurred in this transaction.
Estate Charge	N/A
EPC Rating	Upon enquiry