

Cottons

CHARTERED SURVEYORS
TO LET – COMMERCIAL PREMISES
Unit A 25 Floodgate Street, Digbeth,
Birmingham, B5 5SL



£12,000, per annum, exclusive,
Plus VAT



- Gross Internal Area 1,160 sq ft. (107.8 sq m.)
- Adaptable self-contained single-storey business premises - Flexible Class E Use
- Qualifying occupiers benefit from small business rate relief and modest total costs of occupation
- New lease flexible terms
- EPC Rating C-64
- Forecourt Car parking

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL
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Self-contained, single-storey business premises, capable of a variety of commercial uses, occupying a location in Central Digbeth. This part of the City has medieval routes and is part of Birmingham's historic industrial heritage, although the location has recently transitioned into a district populated by creative media and arts-type uses, as well as a district known for City living. The premises have a Gross Internal Area of 1,160 sq ft. (107.8 sq m.) and given their Class E Use, are adaptable for all sorts of business activity. Rent £12,000 per annum, exclusive, plus VAT.

Location

The premises are located in the heart of Digbeth, an old industrial and residential district traditionally, but now colonized by media, design, creative and leisure occupiers, sitting alongside more traditional industrial and residential uses. The City Centre is approximately 1/2 mile to the North West and the Bull Ring Shopping Centre is within 1/2 mile. The Custard Factory is within 500 metres.

Description

A self-contained adaptable single-storey building, of brickwork construction, with a mono-pitched corrugated metal sheet roof and concrete floor. The building is self-contained and includes toilet and basic kitchen facilities. The premises are set back from Floodgate Street, behind a forecourt, providing a car parking space.

Accommodation

Business Space - Gross Internal Area 1,160 sq ft. (107.8 sq m.) including kitchenette and toilet with wc and wash basin.

Outside

Car parking space.

Services

Mains water, drainage and three-phase electricity are connected to the premises.

Lease

The Unit is available To Let by way of a new Tenant's Full Repairing and Insuring Lease, for a term of 10-years from completion. The lease would incorporate an upwards-only rent review at 5-years. Other lease lengths may be available by way of negotiation.

Rent

£12,000 (Twelve Thousand Pounds), per annum exclusive, plus VAT, payable quarterly in advance, on the standard quarter days.

VAT

We understand the VAT exemption for this property has been waived, and so, the rent payable and indeed other outgoings, shall attract VAT.

Rating Assessment

Our informal enquiries of the Valuation Office Agency reveal the property has a Ratable Value of £5,800, in the 2023 Rating List. It is probable qualifying occupiers will benefit from Small Business Rate Relief. Interested parties should contact the charging authority, Birmingham City Council, to establish their liability for Business Rates.

Energy Performance Certificate

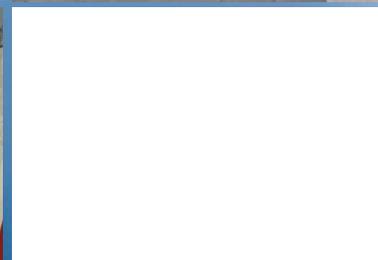
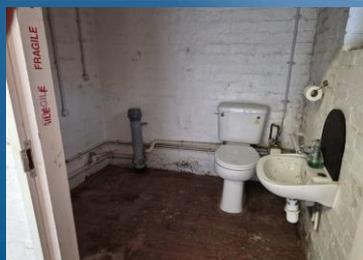
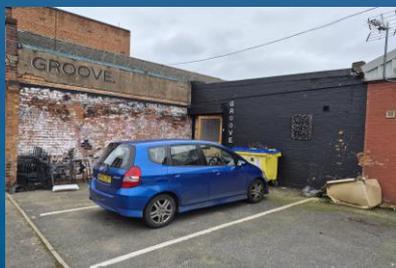
The premises have an EPC Rating of C-64. Please see Energy Performance Certificate attached to these particulars.

Legal Costs

Each party shall bear their own Legal Costs, associated with the preparation and completion of a new lease.

Viewings

Strictly by appointment with the Sole Letting Agents, Cottons Chartered Surveyors, telephone 0121 247 2030, Stephen Sutton, Amanda Starkey, ssutton@cottons.co.uk; astarkey@cottons.co.uk.



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