



44 Bradford Street, Birmingham, B5 6HX

£36,000 Per annum

Spacious Ground floor unit currently being refurbished on a main street in Digbeth



0121 634 1520

maguirejackson.com

Description

Spacious Ground floor unit currently being refurbished on a main street in Digbeth

Location

Recognised as Birmingham's most contemporary district "The Shoreditch of Birmingham" Digbeth was once the industrial heart of the city and has since evolved into the second city's creative quarter; a hub of culture, innovation and independent business.

Digbeth has all of the qualities that make it a perfect location for residents to live or as a Buy to Let investment. As a vital area at the heart of Birmingham city centre, Digbeth is much more affordable than neighbouring suburbs. It has experienced incredible property price growth of 401% in the last 20 years, with a bright future.

The unit is just down the road from the iconic Selfridges and just over five minutes walk to the Bullring. From Harvey Nicholls and The Mailbox to the welcoming mix of centers, historic markets to the world famous Jewellery Quarter, the shops in Birmingham offer you everything you could ever want in an attractive and compact space with plenty of great cafes, bars and restaurants to keep you going.

Digbeth Dining Club is a multi award wining event that has changed the face of Birmingham's alternative food scene since it started in 2012. Through partnerships with cultural, art and music groups Digbeth Dining Club regularly put on festivals and events showcasing the best street food in the region and beyond.

The Custard Factory is the most powerful collection of creative and digital businesses, independent retailers and event venues outside London. It is home to over 500 businesses and hosts a regular calendar of fairs, festivals and gigs, as well as corporate and private events and weddings.

Terms

£15 Per Sqft per annum

Accommodation

The larger of two units boasts a spacious circa 2400 sqft on the ground floor

Rates

TBC

VAT

TBC

Viewing

Strictly by prior appointment through Maguire Jackson



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(71-81) B		
(69-80) C			(59-69) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(17-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

Philip Jackson
Philip@maguirejackson.com

**Maguire Jackson. 33 George Street,
Birmingham B3 1QG**

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

0121 634 1520

maguirejackson.com

