

**Maguire Jackson - George Street Commercial**

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Maguire Jackson™  
BIRMINGHAM

**Unit 1, 44 Bradford Street, Digbeth, Birmingham, B5 6HX**  
**£9,870 per annum**



- Ground floor facing Rea Street
- 658 Sq Ft (61.17 Sq m2)
- Fast improving Digbeth location
- Self-contained Retail / Office space

Shell retail / office opportunity based in Digbeth.

## Description

Ground floor shell positioned on the corner of Bradford Street and Rea Street.

## 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.

## Terms

£9,870 + VAT per annum.

## Accommodation

658 sqft on the ground floor.

## Rates

To be advised

## VAT

The property has been elected for VAT

## Viewings

Strictly by prior appointment through Maguire Jackson

## Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Maguire Jackson  
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