

TO LET

148 Adderley Street, Birmingham,
West Midlands, B9 4ED



Location

Digbeth is just a short walk from the Bullring and Birmingham New Street Station and Birmingham's imminent HS2 station at Curzon Street.

The Custard Factory is a 15-acre mixed use estate with creative and digital business, independent shops, cafes and bars, on the site of what was the Bird's Custard factory.

Operators within this estate include - **Roxy Ballroom, Mission Mars, The Mockingbird Cinema, Baked in Brick, Han Bao, and NQ 64.**

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Description

This former ground floor Victorian warehouse fronts onto Adderley Street and is fitted as a former Bar/Nightclub, with ancillary rear storage/access. The property further benefits from an open outside area along the side and front elevations.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	283.34	3,050
Total	283.34	3,050

Rent

£29,000 Per Annum Exclusive

Business Rates

RV **£15,750** (2026)

Estate Charge

There is an annual estate charge of **£1,208** plus VAT.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

EPC

A copy of the EPC is available upon request.

Insurance

There is an annual insurance charge of **£3,088** plus VAT.

Viewings

Strictly by appointment with the Joint Retained Agents.

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Creative Retail