

LEISURE, RETAIL | TO LET

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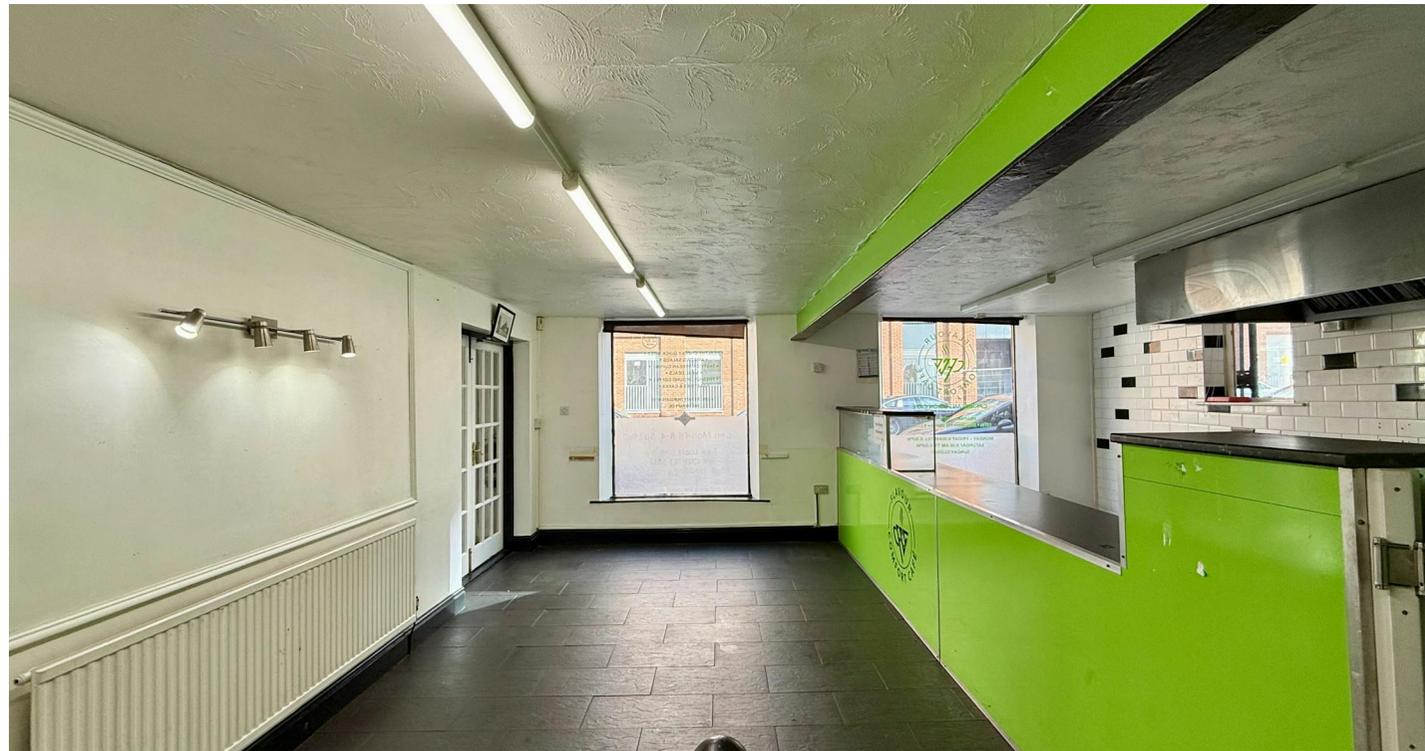
101 BRADFORD STREET, DIGBETH, BIRMINGHAM, B12 0NS

425 SQ FT (39.48 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Digbeth Café/Retail Unit to Let on Bradford Street with Strong Footfall & City Centre Connectivity

- Prominent Road Frontage
- Within Bradford Court Business Centre
- Heart Of Digbeth
- Open Plan Accommodation
- Large Glazed Windows
- Ancillary Storage
- Excellent Public Transport Links



DESCRIPTION

An excellent opportunity to lease a characterful ground floor commercial premises situated prominently on Bradford Street in the heart of Digbeth, one of Birmingham's most vibrant and creative districts.

The property forms part of Bradford Court Business Centre, a well-established multi-let development home to a wide variety of independent businesses, offices and creative occupiers, providing a built in working population and strong daytime footfall.

The accommodation benefits from an attractive period frontage with large display windows offering excellent natural light and branding potential.

Internally, the premises are currently configured as a café, comprising an open plan customer seating area to the front with a fitted serving counter, together with a commercial kitchen area to the rear.

The kitchen includes a stainless steel extraction canopy, commercial gas cooker, preparation areas and tiled splashbacks, making the property well suited for continued café/restaurant use or other food based operators. Ancillary accommodation includes WC facilities and additional storage areas.

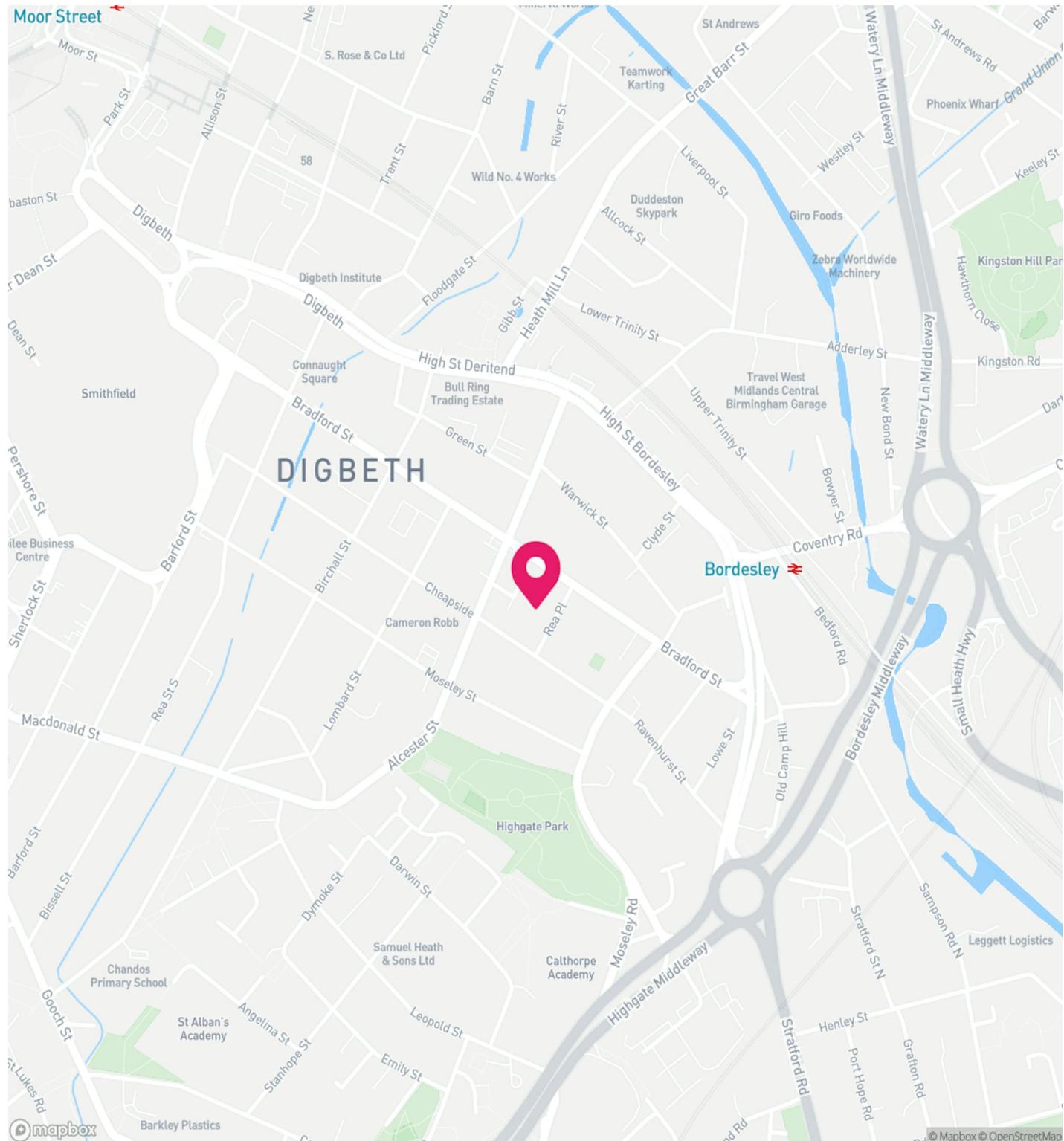
The predominantly open plan layout offers flexibility for an incoming tenant to adapt the space to suit a range of retail, café, takeaway or alternative commercial uses (subject to planning).



LOCATION

The location benefits from excellent road connectivity, providing direct access to the Birmingham Inner Ring Road, which links to the A38(M) at Dartmouth Circus and onward to Junction 6 of the M6 motorway, approximately 3 miles distant, giving access to the wider national motorway network.

Public transport provision is strong, with regular bus services operating along Bradford Street and the surrounding area. Moor Street Railway Station is situated within short walking distance, with New Street Station also easily accessible, providing extensive regional and national rail connections.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

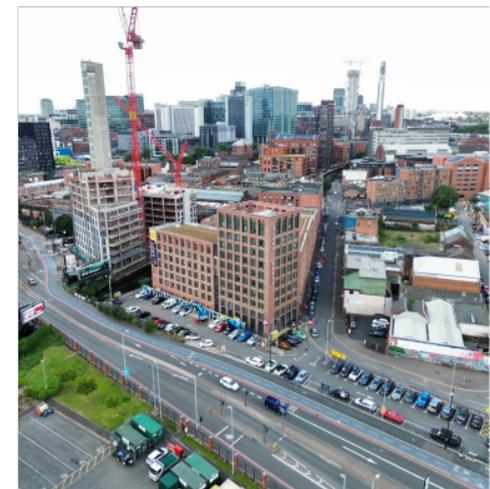
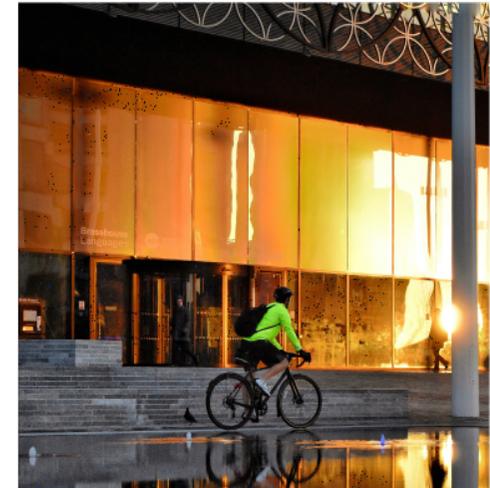
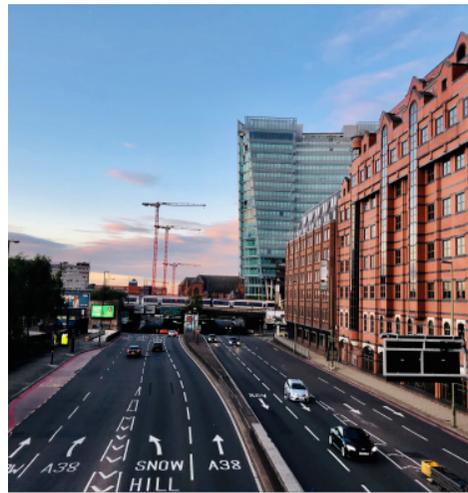
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

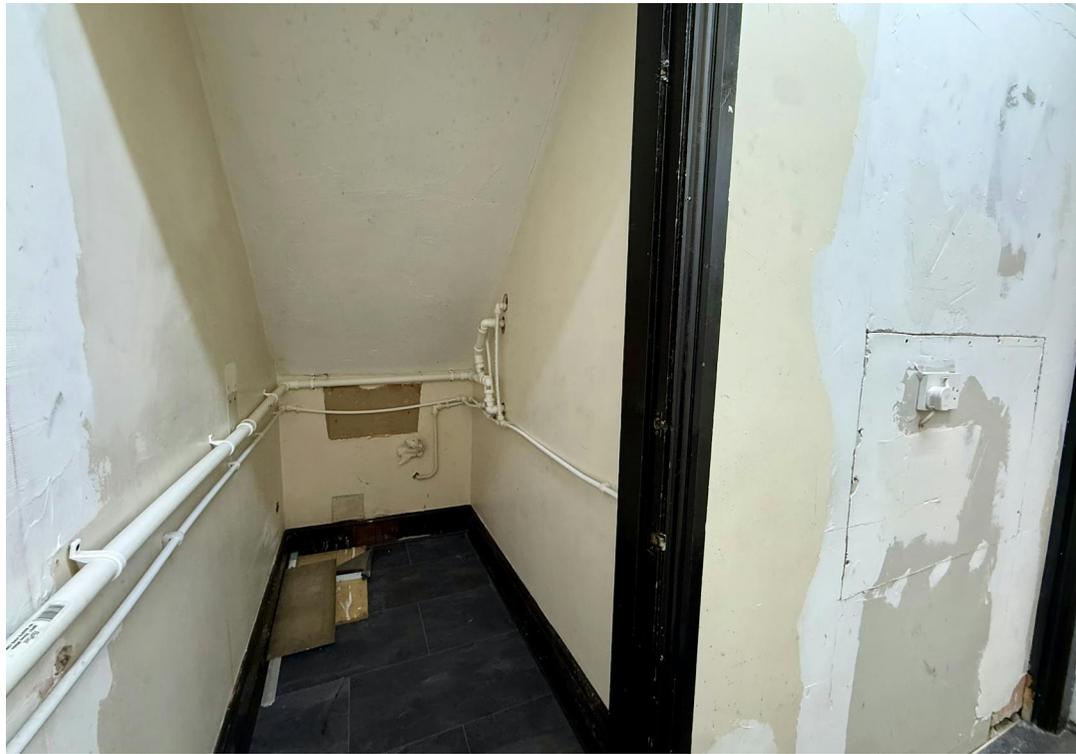
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £13,000 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT, which we understand is payable.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWINGS

Please contact Siddall Jones to arrange an internal inspection.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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