

Bond Wolfe

For Sale

A Strategic, Prominent Industrial Facility With Potential For Redevelopment (STP)

74-77 Warwick Street, Digbeth, Birmingham B12 0NH

Highlights

- Substantial warehouse - 10,662 sq ft or thereabouts
- Situated at the heart of Digbeth, one of Birmingham's most established industrial districts and a rapidly emerging residential quarter
- Easy walking distance of Birmingham City Centre and a 10-minute walk from the Bullring shopping centre
- Potential for additional site assembly
- Freehold

Offers over £1,000,000



Location

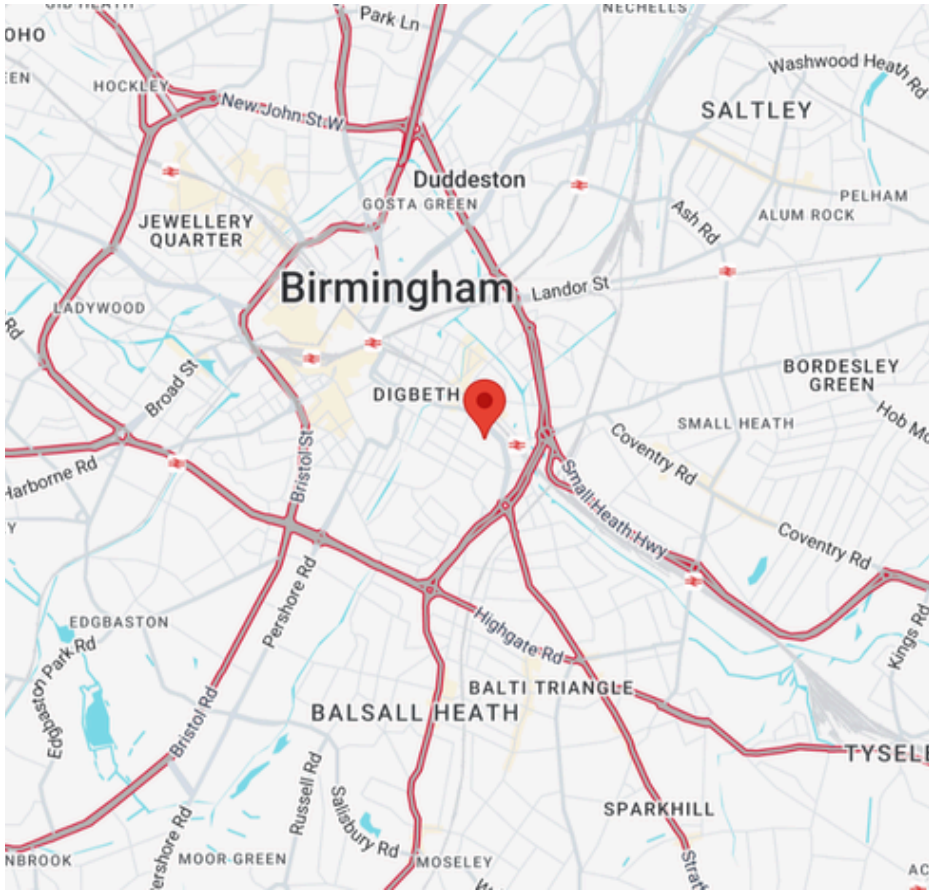
The property is prominently located in the heart of Digbeth, one of Birmingham's most established industrial districts and a rapidly emerging residential quarter.

It sits within easy walking distance of Birmingham City Centre, approximately 0.5 miles away, and is around a 10-minute walk from the Bullring shopping centre. Both Birmingham New Street Railway Station and Birmingham Moor Street Railway Station are located within one mile offering direct and frequent train services to major UK cities.

The properties benefit from quick access to the main arterial routes including the A41 Digbeth High Street, the Middleway (A4540) and the wider Midlands motorway network via the A38(M) and M6.

Multiple bus stops are within walking distance, including Cheapside, Bradford Street and Ravenhurst Street, located within circa 100, 120 and 320 meters, respectively.

From 2027, Digbeth will have direct access to the tram network, with the closest tram stop being located on Digbeth High Street, approximately 0.4 miles (0.6 km) away. The property is close to a range of amenities, including the Custard Factory, which offers restaurants, bars, and shops. Located in Digbeth, or residents and visitors.



Description

Comprising 10,662 sq ft (990.89 sq m) over ground and first floor. The ground floor comprises an open plan warehouse of 8,805 sq ft (818.30 sq m) with additional reception/entrance, offices and staff room. To the first floor there is 1,178 sq ft of ancillary/storage accommodation.

The property sits on a site of 0.256 acres with use class B8 (storage/distribution) permitted use.

There are two separate roller shutters providing loading access directly from Warwick Street.



The Market

Birmingham's GVA (Gross Value Added) was estimated at £29 billion in 2020, making it the largest city economy outside of London.

The average price of residential property in Birmingham City Centre over the last 12 months is approximately £215,823. This figure is based on Rightmove data and represents an overall average across all property types.

Birmingham is a strong location for property investment due to its robust economy, high rental yields, and ongoing regeneration projects. The city's strong job market, affordability, and growing population drive demand for rental properties, making it an attractive option for buy-to-let investors.



Planning

The site is considered suitable for redevelopment to a number of alternatives uses, including residential. Interested parties are advised to contact Birmingham City Council planning departments regarding their own specific intentions.

Further Information

Business Rates

The site has the following rateable values (1 April 2023 to present):

74-77 Warwick Street - £29,750

Services

We have been informed that mains services are connected to the property however we advise that prospective purchasers should investigate these matters to their own satisfaction.

Tenure

Freehold with vacant possession

EPC

Available upon request

VAT

The property is elected for VAT, which is applicable at the prevailing rate.

Price

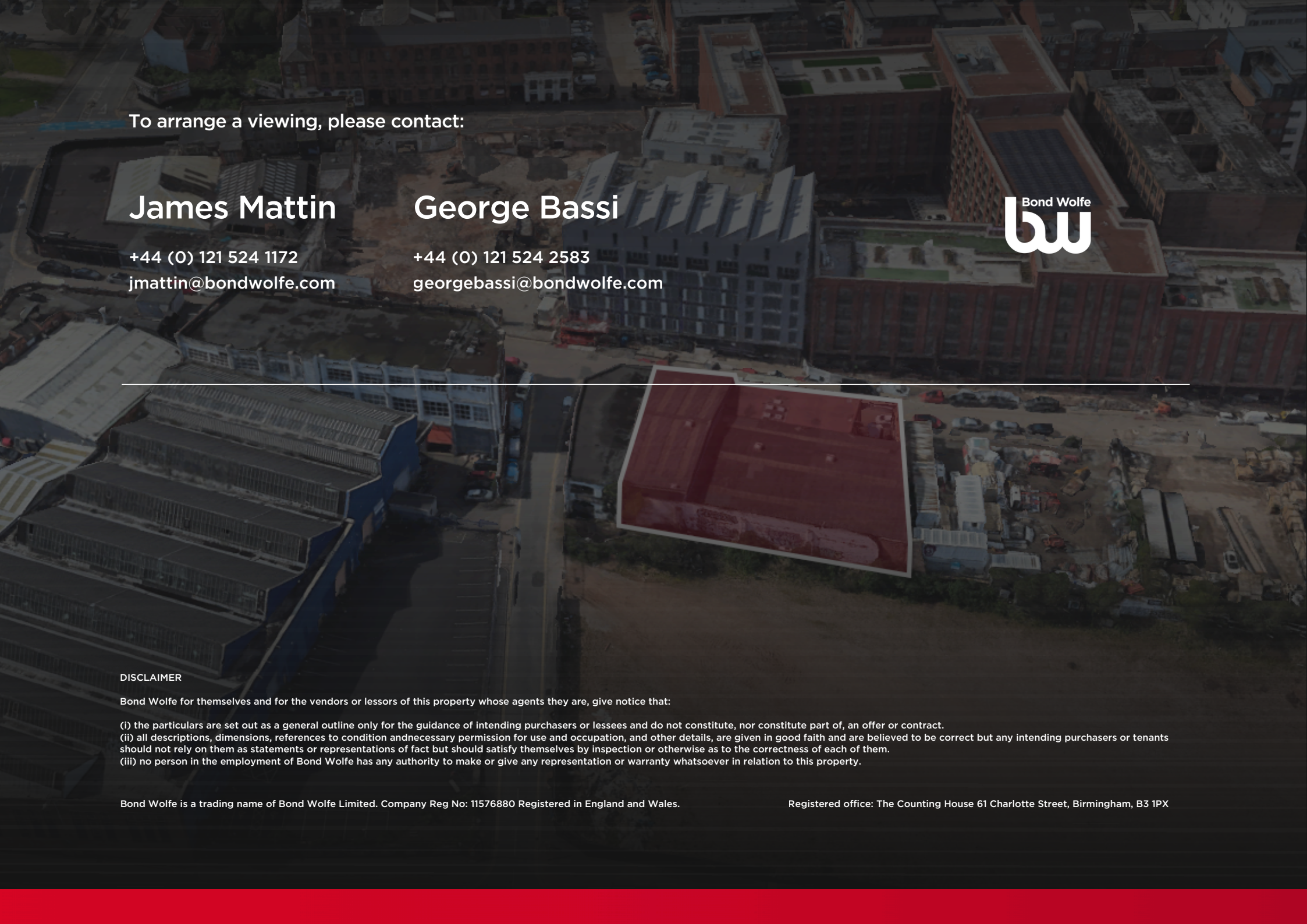
Offers over £1,000,000 are invited for the Freehold interest, with vacant possession.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering

Under HMRC regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and detailed financial information (including proof and source of funds) will berequired before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

James Mattin

+44 (0) 121 524 1172
jmattin@bondwolfe.com

George Bassi

+44 (0) 121 524 2583
georgebassi@bondwolfe.com

Bond Wolfe

DISCLAIMER

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) all descriptions, dimensions, references to condition andnecessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.

Registered office: The Counting House 61 Charlotte Street, Birmingham, B3 1PX