

**TO LET – GUIDE RENT: £15,000 PER ANNUM PLUS VAT
SHOP, 196 HIGH STREET, HARBORNE, BIRMINGHAM, B17 9PP**



- Busy location fronting the High Street in Harborne
- Affluent area with high levels of footfall
- Available by way of an effective new full repairing and insuring underlease

Location

Located within the affluent Edgbaston constituency and lying approximately 3 miles South West of the city centre Harborne is considered one of Birmingham's most affluent suburbs with a good range of pubs, eateries, coffee shops and boutique retail outlets.

The subject property is located in the centre of High Street between Slug Lettuce and Waitrose.

Other nearby occupiers include Harborne Kitchen, Pizza Express, Caffe Nero, Coffee Tales and Oliver Bonas.

Property Description

Retail opportunity fronting the popular Harborne high street.

Accommodation

The property comprises of a ground floor sales area with a WC and ancillary area at the rear.

Additional ancillary space is provided at first floor with staff facilities and an additional WC.

The property is comprised of the following approximate floor areas and dimensions:

Internal Width	4.48m	14'8"
Shop Depth	10.34m	33'11"
Ground Floor Sales	38.28m	412 sq ft
First Floor Office	23.08m	248 sq ft
First Floor Kitchenette	7.72m	83 sq ft
First Floor Storeroom	3.10m	33 sq ft

Tenure

The premises are available by way of a new effective full repairing and insuring underlease for a term of years to be agreed, subject to appropriate rent reviews. The maximum term available is until 20th July 2030.

The underlease will be contracted outside of the security of tenure provisions of the Landlord Tenant 54 Act (Part II) and there will therefore be no automatic right to renew the underlease on expiry.

Planning & Development

The property has consent for uses within Class E (former use classes A1/A2/A3).

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Business Rates and Council Tax

The property is assessed as a 'Shop and Premises' and the Rateable Value is £12,000 with effect from 1st April 2023.

VAT

The property has been elected for VAT.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

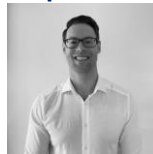
Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

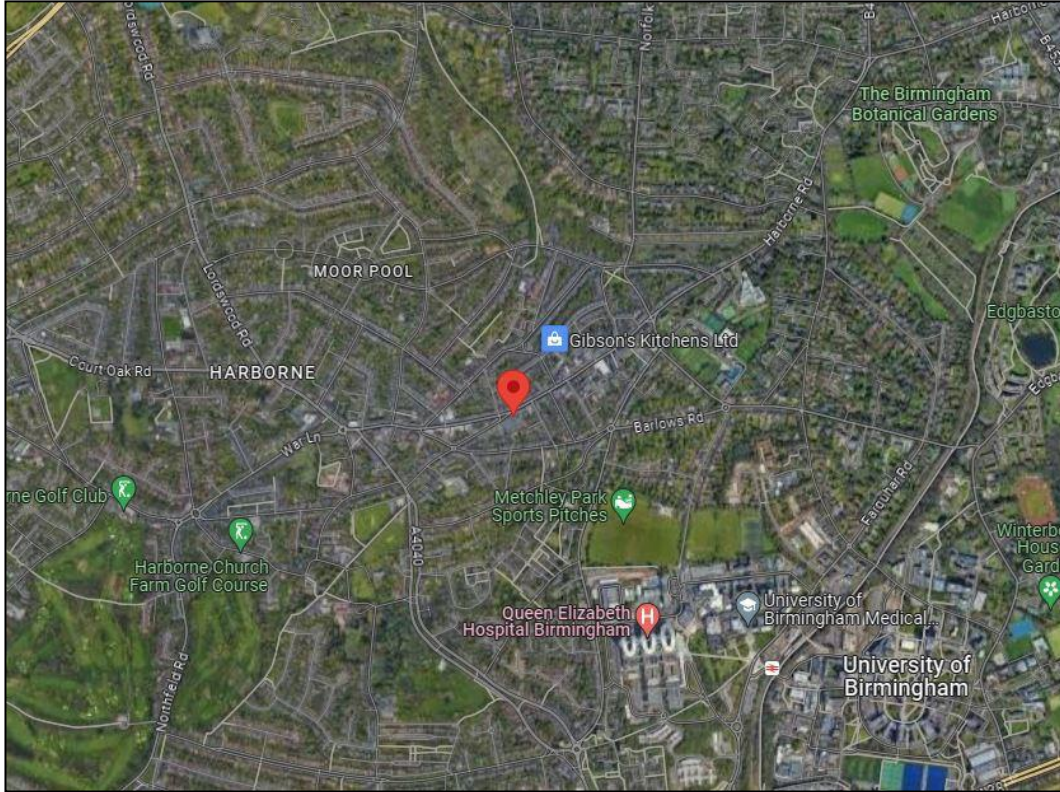
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

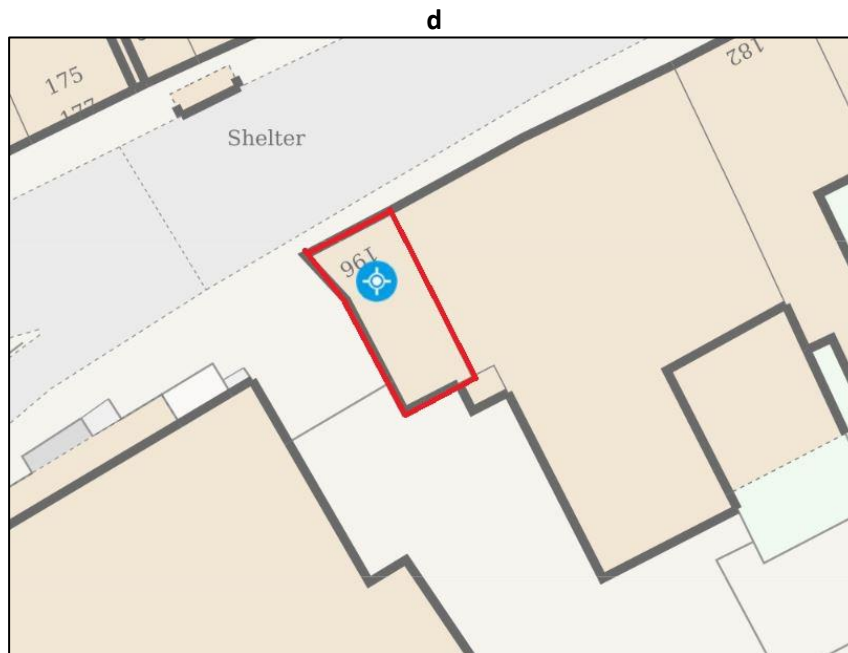


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Location Plan



Site Plan



Important notice

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Our Services & Offices

