

SHOP TO LET

1 Harborne Park Road, Harborne,
Birmingham, B14 5JA

**A3 Consent- Café/Restaurant
opportunity**



LOCATION

The premises are located at the far west end of High Street in an extremely prominent position on the junction of Harborne High Street and Harborne Park Road.

The premises are located adjacent to **Heights Menswear** with other nearby occupiers including; **Peel & Stone Harborne Bakery, Umami Indian Restaurant** and **Boo Boo Café**.

There is an ordnance survey map of the area to the rear illustrating the location of the premises.

ACCOMODATION

The property comprises the following approximate floor areas:-

GROUND FLOOR SLAES	44m²	474 sq.ft
BASEMENT	116m²	1,249 sq.ft

There will be W.C. facilities at basement level.

EPC

The Energy Performance Asset Rating of the premises currently falls within category G (186).

TENURE

The property is available by way of a new internal repairing lease upon terms to be agreed.

RENT

A commencing rental of **£15,000 pax**

RATEABLE VALUE

The premises have recently been extended at basement level and are yet to be reassessed to reflect this.

We suggest that all interested parties should verify the above information with the Local Authority on 0121 303 5509.

SERVICE CHARGE

Mains electricity, gas, water and drainage are connected to the property.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

LEGAL COSTS

The ingoing tenant will provide an undertaking for the landlord's legal costs. This cost will be refunded to the tenant in full if the matter proceeds to completion.

VIEWINGS

Strictly by appointment with the Sole Retained Agents:-

All transactions are stated exclusive of VAT.
Subject to Contract

Details correct at the time of print October 2017


CREATIVE RETAIL
PROPERTY CONSULTANTS

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