

SHOP TO LET / MAY SELL

73 High Street, Harborne
B17 9NS



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 wealthier suburbs with an abundance of bars, eateries and boutique retail outlets.

The subject property is located at the eastern end of High Street on a pedestrianised and landscaped section of High Street with nearby occupiers including; **M&S, Sainsbury's Local, Sadler's Brewery bar, The Plough, Café Rouge and Boston Tea Party.**

ACCOMODATION

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

Internal Width:	5.00m	16'3"
Shop Depth:	12.56m	41'2"
Restaurant/Sales:	62.80m²	676 sq ft
Storage:	1.39m²	15 sq ft
Kitchen:	25.34m²	273 sq ft

*There is a separately accessed 2 bedroom maisonette above the restaurant.

TENURE

The premises are held on a long leasehold expiring 20th June 2112 at a rent of £3,700 per annum.

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to five yearly rent reviews.

Alternatively, the landlord will consider a sale of the long leasehold interest. Further information available upon request.

RENT

£35,000 pax

VAT

The property has been elected for VAT.

PLANNING

The premises have an existing A3 (restaurant/cafe) planning consent, but are considered suitable for a variety of uses subject to obtaining the necessary planning consent.

RATEABLE VALUE

We have made enquiries via the Valuation Office website which confirms the Rateable Value for the premises as follows:-

RATEABLE VALUE	£24,500
2017 Assessment	

We suggest that all interested parties should verify the above with the Local Rating Authority as transitional relief may be applied to the Rates Payable.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

SERVICES

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

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

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the Sole Agents.

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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