

SHOP TO LET

196 High Street, Harborne,
Birmingham, B17 9PP



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 in the centre of High Street between **Slug & Lettuce** and **Waitrose**. Other nearby occupiers include; **Harborne Kitchen**, **Pizza Express**, **Caffe Nero** and **Oliver Bonas**.

ACCOMODATION

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:	38.28m²	412 sq ft
First Floor Office:	23.08m²	248 sq ft
First Floor Kitchenette:	7.72m²	83 sq ft
First Floor Storeroom:	3.10m²	33 sq ft

*There are WC facilities at both ground + first floor.

TENURE

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

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.

RENT

£17,500 pax

VAT

The property has been elected for VAT.

PLANNING

The premises have an existing A1 (Retail) 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 £13,250

The government announced a 1-year business rates holiday for all retailers from 1st April 2020.

EPC

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

SERVICES

Mains 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.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Agents.

SUBJECT TO CONTRACT

Details correct at the time of print March 2020.


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Scott Robertson
Tel: 0121 400 0407
Email: scott@creative-retail.co.uk