

LARGE RETAIL PREMISES

48 & 50 High Street, Harborne,
B17 9NE



LOCATION

The premises are located in a prime trading position on Harborne High Street.

DESCRIPTION

The property is adjacent to **Halifax** and close to **M&S Foodhall, Iceland, Home Bargains** etc. Other major retailers represented in Harborne include **Waitrose** and **Sainsbury's Local**.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Internal width:	40'3"	12.27 m
Total depth:	99'2"	30.22 sq m

Ground floor:	3990 sq ft	370 sq m
Mezzanine:	2480 sq ft	230 sq m

TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

EPC

The property has a rating of 46 (Band B). A copy of the certificate is available upon request.

RENT

£85,000 per annum exclusive of rates, service charge and VAT.

RATEABLE VALUE (2017 Assessment)

£68,500

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

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance is **£555.69** per annum. Service charge is **£5834.08** per annum.

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 Joint Retained Agents

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


CREATIVE RETAIL
PROPERTY CONSULTANTS

www.creative-retail.co.uk

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