

# PROMINENT CORNER RETAIL UNIT TO LET

148 High Street, Harborne, Birmingham, B17 9PN



## LOCATION

The property is situated on the corner of Bull Street and High Street in Harborne, Birmingham. Harborne is considered the most affluent suburb of Birmingham and is 3 miles Southwest of the City Centre.

## DESCRIPTION

The property is located adjacent fronting onto the High Street, and nearby retailers/restaurateurs include - **Harborne Kitchen**, **Oliver Bonas**, **Wok Chi**, and **Damascena Café**.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 219.87 sq m 2,366 sq ft

## 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

A copy of the EPC is available upon request.

## RENT

**£50,000** per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

**£56,401**

This figure is based on the whole building across 3 floors. A new lease is now available across the ground floor only.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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