

TO LET

88-94 High Street,
HARBORNE,
Birmingham B17 9NJ



LOCATION

Prominently located on High Street, Harborne, adjacent to a 20,000 sq. ft **Home Bargains**. Harborne is considered the most affluent suburbs of Birmingham and is 3 miles Southwest of the City Centre.

DESCRIPTION

The subject unit is a two-storey property fronting the High Street in Harborne. The unit benefits from rear access, parking and loading via York Street.

Nearby retailers/restaurateurs include **Home Bargains**, **Boston Tea Party**, **Boots**, **Holland and Barrett**, **Sainsbury's**, **Harborne Kitchen**, **Oliver Bonas**, **Wok Chi**, and **Damascena Café**.

ACCOMODATION

Approx. measurements are as follows:

Gross Frontage:	22.35 m (73ft 0ins)
Shop Depth:	48.25 m (158ft 3ins)
GF Sales Area:	1,085 m ² (11,689 ft ²)
FF ancillary:	816 m ² (8,792 ft ²)

TENURE

SUBJECT TO VACANT POSSESSION.

The unit is available as a whole by way of a new FRI lease on terms to be agreed.

EPC

The properties current energy rating is C – 71.

RENT

£165,000 per annum, exclusive of rates, service charge and VAT.

RATEABLE VALUE

Rateable Value (2017) - **£105,000**

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

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 prior appointment with Creative Retail or bennett.

SUBJECT TO CONTRACT & VACANT POSSESSION

