

# 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:

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

## 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

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

**RATEABLE VALUE (Current)      £105,000**

We suggest that all interested parties should verify the above.

**RATEABLE VALUE (April 2023)    £86,000**

## 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**

