

TO LET

46 High Street, Harborne
B17 9NE



LOCATION

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

The property is close to **M&S Foodhall, Iceland, Home Bargains** etc.

Other major retailers represented in Harborne include **Waitrose** and **Sainsbury's Local**.

DESCRIPTION

The premises comprise a modern Ground floor unit which is capable of having a Mezzanine floor created. The property has excellent rear loading facilities.

ACCOMODATION

The premises comprise of the following approximate floor area:

Gross Ground Floor Area: 234 sq. m 2,520 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

The property has a rating of 91 (Band D). A copy of the certificate is available upon request.

RENT

£65,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£1,630** plus VAT.

RATEABLE VALUE

Rateable Value - **£59,000**

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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