

# 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

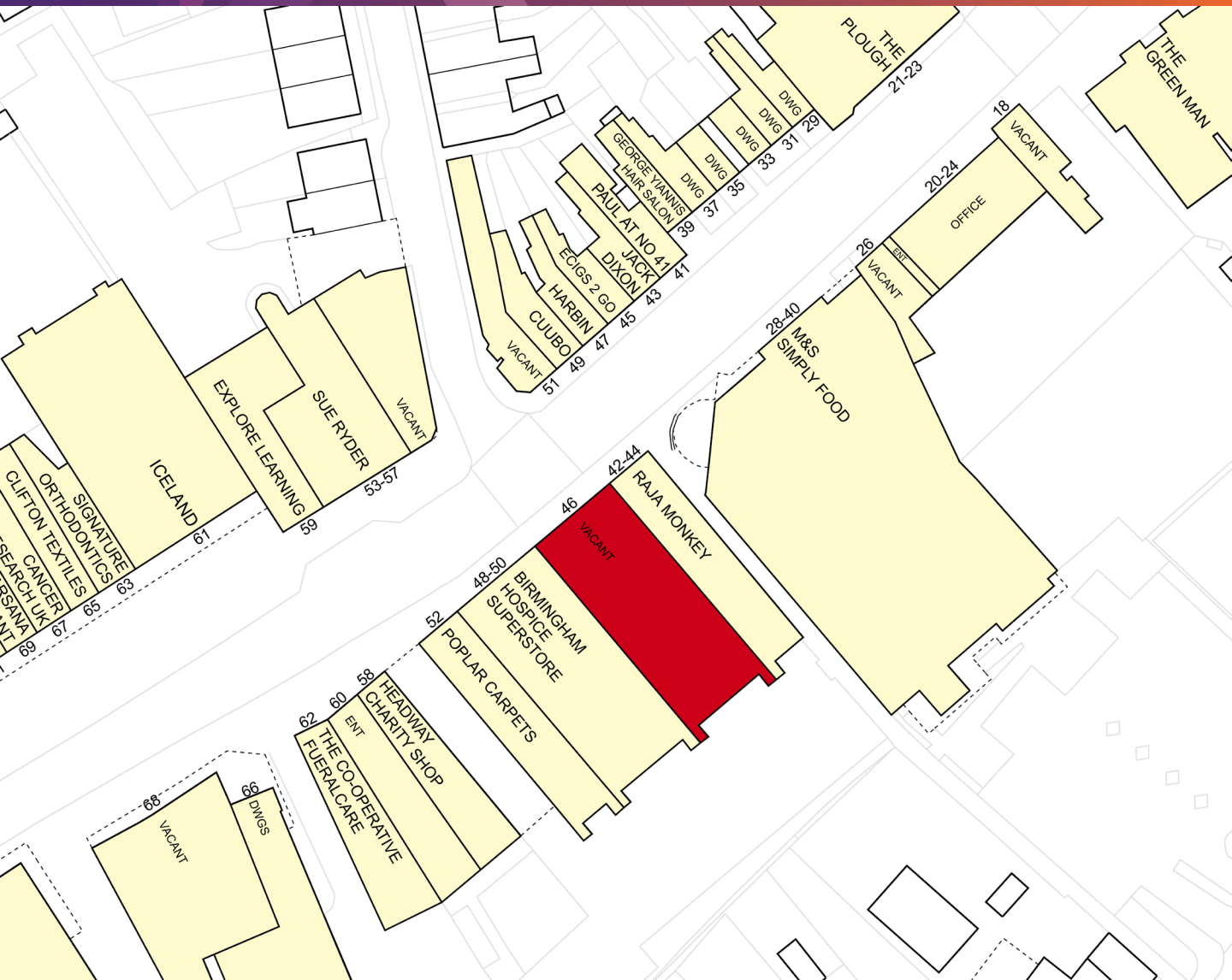
Strictly by appointment with the Joint Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

# TO LET

46 High Street, Harborne  
B17 9NE



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell

Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)