



LOCATION

Fronting on to Harborne Road, this prime property sits at the heart of Edgbaston Village—a vibrant retail and leisure destination just a mile from Birmingham City Centre.

Neighbours include Chapter, recently celebrated as one of the Good Food Guide's Best 100 Local Restaurants for 2024, the UK's Best Independent Wine Merchant of the Year, Loki Wine, and Michelin-starred restaurant Simpsons, alongside independent pizzeria Smoke and Ash.

Edgbaston Village also offers a variety of other amenities, including Village Kitchen, Boston Tea Party, and popular gastro pubs The High Field and The Physician, as well as the exclusive Edgbaston Priory Club.

DESCRIPTION

This attractive period property benefits from great roadside frontage and rear outside parking. The space can be taken ground floor only, as a single unit or as a double.

ACCOMMODATION

Property	Size (Sq ft)	Quoting Rent
No 20	1,668	£35,000 pa
No 22	1,653	£35,000 pa

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

TENURE

The premises are available by way of a new FRI lease.

SERVICE CHARGE

Upon request.

RATEABLE VALUE

We estimate the RV of each single unit to be - £23,000

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.

EPC RATING

TBC

SUBJECT TO CONTRACT

20-22 Harborne Rd

Edgbaston, Birmingham
B15 3AA



CALTHORPE
ESTATES



20-22 Harborne Rd

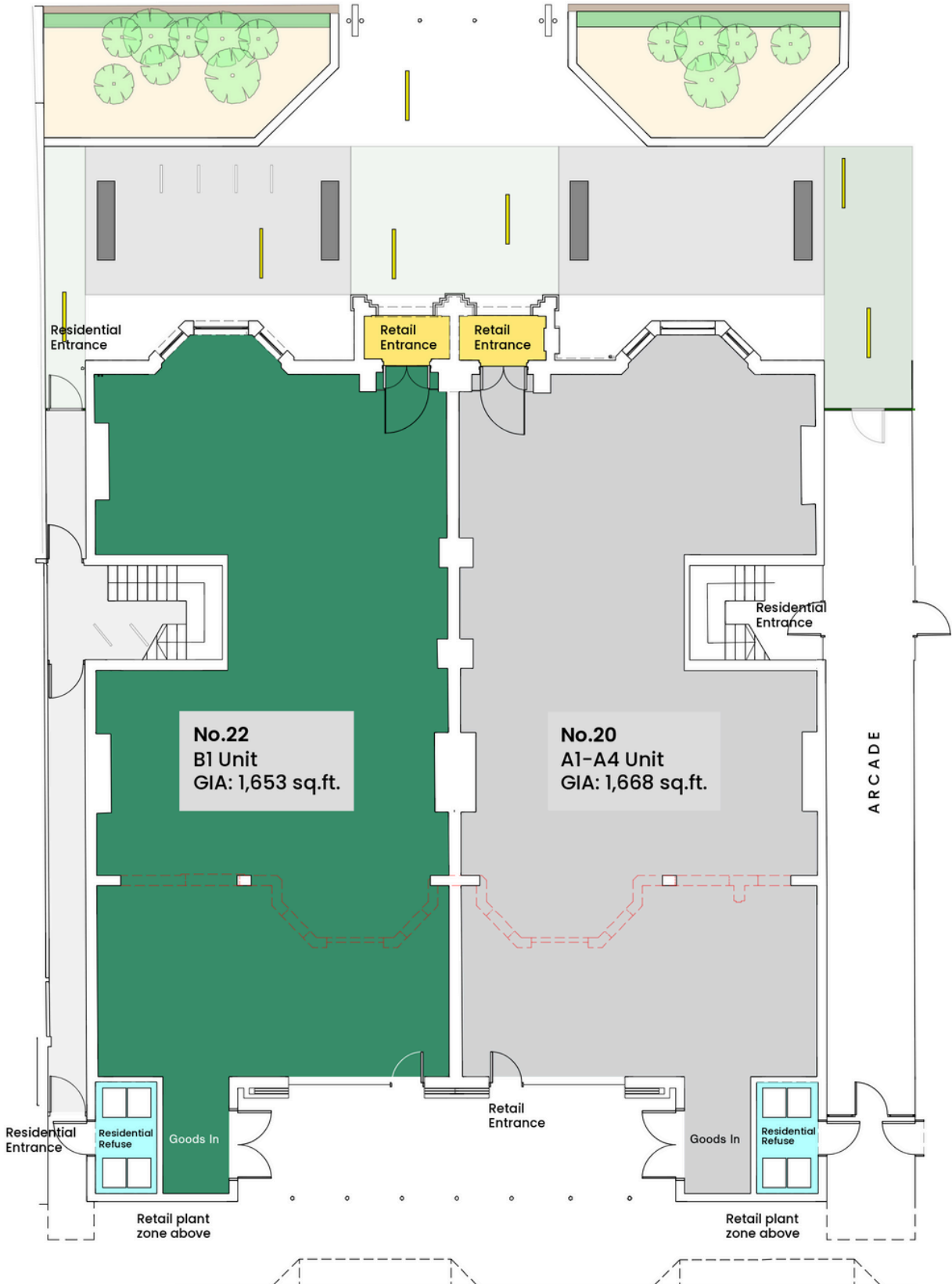
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B15 3AA



CALTHORPE
ESTATES







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