

SHOP TO LET

52 High Street,
Harborne
B17 9NE



LOCATION

The premises are located on the main High Street close to **Marks & Spencer Food Hall**. Other major retailers represented in Harborne include **Pho, Starbucks, Rudy's Pizza, Waitrose and Sainsbury's Local**.

DESCRIPTION

The premises comprise a modern ground floor retail unit with mezzanine floor. The property benefits from good rear loading facilities and two car parking spaces.

ACCOMODATION

The property is comprised of the following approximate floor areas and dimensions:

Internal Width:	6.09m	20'0"
Shop Depth:	28.12m	92'3"
Net Sales Area:	175.58m²	1,890 sq ft
Mezzanine:	70.60m²	760 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

Energy Performance Asset Rating of the premises currently falls within category B (47).

A copy of the Energy Performance Certificate can be made available upon request.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

RENT

£52,500 per annum exclusive of rates, service charge and VAT

SERVICE CHARGE

The ongoing tenant will be responsible for the payment of a variable service charge, which is currently approximately **£2,578.77** plus VAT for the year.

INSURANCE

Building insurance premium is currently **£755.83 pa**.

RATEABLE VALUE

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

RATEABLE VALUE **£38,750**

We suggest that all interested parties should verify the above.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

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 Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

SHOP TO LET

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