

## PROMINENT RETAIL UNIT TO LET

**85-85A HIGH STREET  
HARBORNE  
BIRMINGHAM  
B17 9ND**



### LOCATION

The premises are located in a prime retailing position at the centre of Harborne which itself forms a mid to upper market suburb of Birmingham.

The subject premises occupy a prominent trading position being adjacent to **BOOTS** and in close proximity to **SAINSBURYS LOCAL, GREGGS** and **RUDELLS**.

### DESCRIPTION

The premises comprise a ground floor retail unit with first floor ancillary accommodation.

### ACCOMMODATION

The premises comprise of the following approximate floor areas:-

Internal Width	9.06m	29'9"
Shop Depth	15.39m	50'6"
Ground Floor Area	133.08m <sup>2</sup>	1,431 sq ft
<b>First Floor</b>		
Room 16	6.78m <sup>2</sup>	73 sq ft
Room 17/19	35.8m <sup>2</sup>	385 sq ft
Front Office	25.29m <sup>2</sup>	272 sq ft
Room 21	6.97m <sup>2</sup>	75 sq ft
Room 22	9.39m <sup>2</sup>	101 sq ft
Room 23	6.60m <sup>2</sup>	71 sq ft
Corridor Area	17.76m <sup>2</sup>	191 sq ft
<b>Total First Floor Area</b>	<b>108.62m<sup>2</sup></b>	<b>1,168 sq ft</b>

### TENURE

The premises are to be made available by way of a new effectively Full Repairing and Insuring lease for a term of 10 years, subject to 5 yearly upward only rent reviews.

### RENT

**£57,500 pax**

### SERVICE CHARGE

There is an annual service charge payable upon the unit which is currently budgeted at circa £4,200 per annum.

### PLANNING

We understand that the premises have Open A1 Planning consent, however would strongly recommend that any incoming occupier makes their own enquiries via the Local Planning Authority.

### EPC

The Energy Performance Asset Rating of the premises currently falls within Category E.

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

### RATEABLE VALUE

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

<b>Rateable Value (2017 Assessment)</b>	<b>£49,500</b>
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

### LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

### VIEWING

**Strictly by appointment** with the sole retained agents:-

**Ref: Andrew Benson**  
**Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)**  
**DDI: 0121 410 5546**

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

**Date: July 2019**

**0121 454 4004**



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