

174-176 High Street, Harborne, B17 9PP



TO LET

Double Fronted Retail Premises

Net Internal Area: 3,894 ft² (361.75 m²)

Location

The property occupies a prominent position fronting Harborne High Street at its junction with South Street.

Harborne is an affluent village centre located approximately 3.5 miles south west of Birmingham city centre.

The unit is located in a busy trading position on the High Street which boasts multiple retailers such as Superdrug, Pizza Express, Café Nero, Zizzi, Natwest Bank, Oliver Bonas, Thomas Cook and Waitrose.

Description

The property comprises of a mid-terrace retail premises with extensive double frontage to the High Street.

The premises benefits from a full width glass shopfront and ground floor sales area whilst further space is provided to 1st and 2nd floor levels.

Accommodation

Ground Floor	2,326 ft ²	216.09 m ²
First Floor	1,017 ft ²	94.48 m ²
Second Floor	551 ft ²	51.18 m ²

Terms

The property is available to let on a new lease with length to be agreed at £60,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT which may be payable.



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Rateable Value

The property is rated as follows:

174 High Street - RV - £24,500
176 High Street - RV - £19,250

The information is supplied by the Valuation Office Agency and should be verified by Birmingham City Council by any interested parties.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains services (including three phase power) are available on or adjacent to the premises.

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via prior appointment through the sole selling agent Siddall Jones on **0121 638 0500**