

**To Let
Shop &
Upper Floors**

NICHOLAS BRETT & CO

Chartered Surveyors

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- Rare opportunity in affluent and popular Suburb
- Opposite Waitrose and close to Caffè Nero, Oliver Bonas & Pizza Express
- Other retailers close by include Marks & Spencer Simply Food, Superdrug, Greggs, Specsavers, Sainsburys Local, Boots & Home Bargains
- Thriving Evening Trade & Café Culture – Giggling Squid, Arco Lounge Bar, Costa, Pizza Express & Slug & Lettuce
- Street parking to the front and car parks close by
- Ground floor c. 1,300 sq ft + First Floor



These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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Location

Harborne is one of Birmingham's most affluent residential areas with the Queen Elizabeth Hospital and Birmingham University close by.

The property occupies a prominent and busy location directly opposite Waitrose and close to Oliver Bonas, Caffè Nero, and Johnson Cleaners.

There is street parking to the front and several car parks close by.

Other retailers represented include Marks & Spencer Simply Food, Sainsburys Local, Boots, Greggs, Home Bargains, Specsavers, and W H Smith.

There is a thriving evening trade and café culture with Costa, Arco Lounge Bar, Pizza Express, Giggling Squid, and Slug & Lettuce all represented.

Description

The property comprises of a ground floor sales area having a Disabled WC with rear additional sales/ancillary and another WC.

Additional ancillary space is provided at first floor with staff facilities and a WC.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (front)	15'7"	(4.75m)
Built Depth	86'8"	(26.4m)
Ground Floor Sales	824 sq ft	(77 sq m)
Rear Sales/Ancillary	437 sq ft	(41 sq m)
Total Ground Floor	1,261 sq ft	(117 sq m)
First Floor Ancillary	639 sq ft	(59 sq m)

Lease

The property is available upon terms to be agreed.

Rent

£27,500 per annum exclusive.

VAT

VAT isn't currently charged on the rent.

Rating Assessment

Rateable Value (from 1/4/23): £21,000

**This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/23 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.*

In addition, if eligible, retail, hospitality and leisure premises may receive additional reductions off their rates bill on top of other relief (up to a total value of £110,000 per business) as follows:-

- 75% off your business rates bills for the 2024 to 2025 tax year (1 April 2023 to 31 March 2024)

This information should be verified by the new occupier. Further details available online at www.gov.uk.

Energy Performance Certificate (EPC)

The property has a rating of 82 (Band D). A copy of the EPC is available upon request.

Video Tour

Click [here](#) for an external and internal You Tube Video Tour Link

PTO

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Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

Subject to Contract September 2023 (revised)

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