## **TO LET** 88-94 High Street, HARBORNE, Birmingham B17 9NJ



#### LOCATION

Prominently located on High Street, Harborne, adjacent to a 20,000 sq. ft **Home Bargains**. Harborne is considered the most affluent suburbs of Birmingham and is 3 miles Southwest of the City Centre.

#### DESCRIPTION

The subject unit is a two-storey property fronting the High Street in Harborne. The unit benefits from rear access, parking and loading via York Street.

Nearby retailers/restaurateurs include Home Bargains, Boston Tea Party, Boots, Holland and Barrett, Sainsbury's, Harborne Kitchen, Oliver Bonas, Wok Chi, and Damascena Café.

#### ACCOMODATION

Approx. measurements are as follows:

Gross Frontage:	22.35 m (73ft 0ins)
Shop Depth:	48.25 m (158ft 3ins)
GF Sales Area:	1,085 m2 (11,689 ft2)
FF ancillary:	816 m2 (8,792 ft2)

#### TENURE

SUBJECT TO VACANT POSSESSION.

The unit is available as a whole by way of a new FRI lease on terms to be agreed.

#### EPC

The properties current energy rating is C - 71.

#### RENT

**£165,000 per annum,** exclusive of rates, service charge and VAT.

#### **RATEABLE VALUE**

Rateable Value (2017) - £105,000

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

#### 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.

#### VIEWINGS

Strictly by prior appointment with Creative Retail or bennett.

#### SUBJECT TO CONTRACT & VACANT POSSESSION



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# For further information or to arrange a viewing, please contact:

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