



LOCATION

26 Highfield Road is situated in a prominent position in the Edgbaston Commercial District located within the heart of Edgbaston Village. This vibrant leisure and lifestyle location is based outside the Clean Air Zone, and is just a few minutes walk away from Five Ways Train Station and the Edgbaston Village Metro tram stop.

DESCRIPTION

26 Highfield Road is a prestigious self-contained period building arranged over ground and first floors which benefits from a medical use planning consent. With a mix of cellular and open plan rooms and an attractive courtyard area, 26 Highfield Road is the ideal property to create a high quality bespoke medical practice.

ACCOMODATION

The premises comprise of the following approximate floor area:

GROUND FLOOR:	3,357 sq. ft
FIRST FLOOR:	2,457 sq. ft
TOTAL:	5,814 sq. ft

TENURE

The premises are to be let on a new full repairing and insuring lease on terms to be agreed.

CAR PARKING

There are 10 parking spaces available with the property and more available on licence if required.

RENT

£POA

RATEABLE VALUE

Rateable Value: **£91,000**

Rates payable are approx: **£46,952 p/a**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC RATING

C(51)

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 appointment with the Joint Retained Agents.

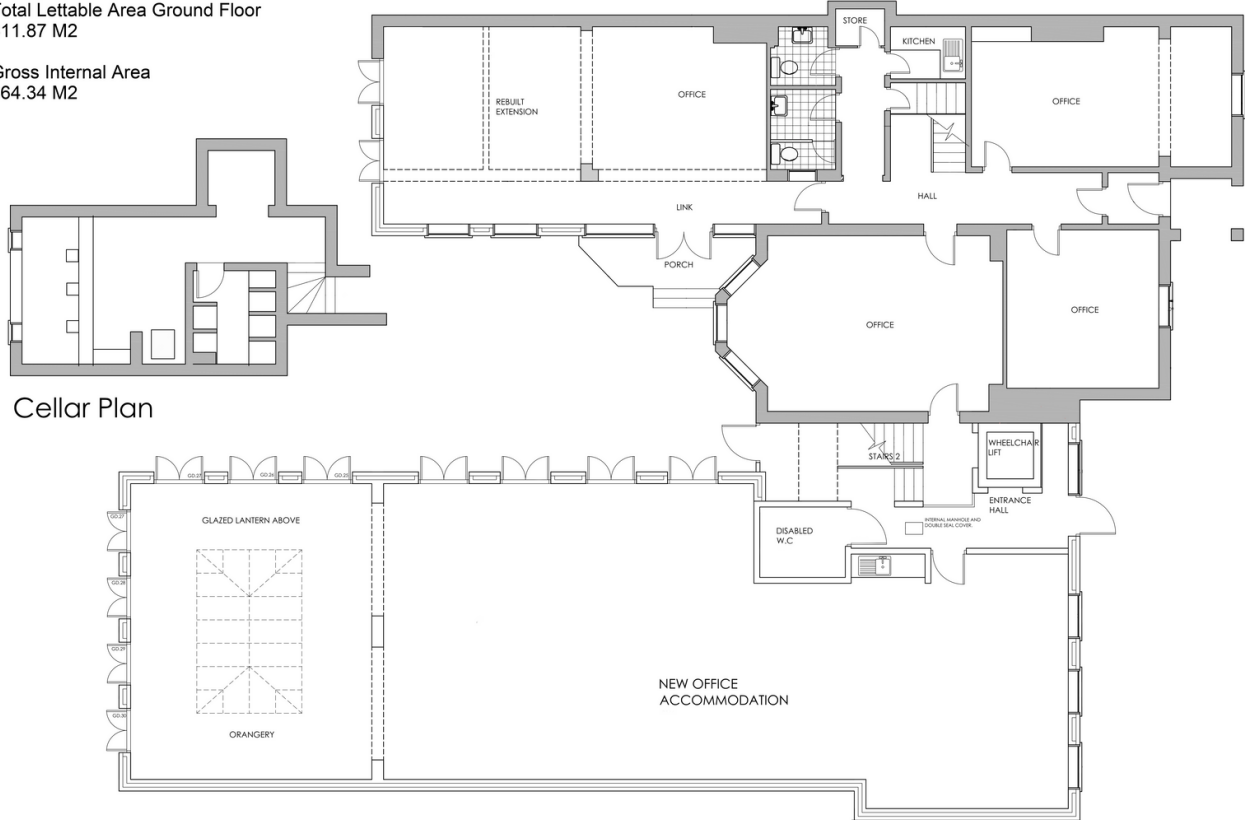
SUBJECT TO CONTRACT

26 Highfield Road, Edgbaston, Birmingham B15 3DP



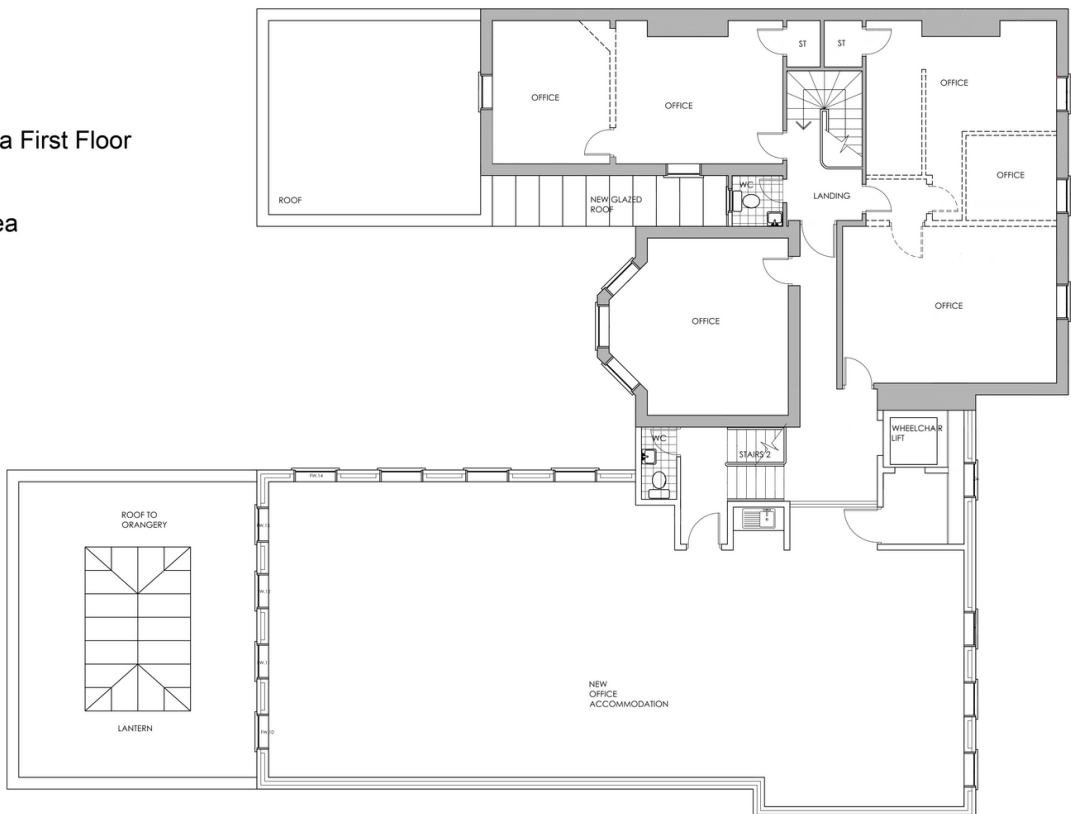
Total Lettable Area Ground Floor
311.87 M²

Gross Internal Area
364.34 M²



Total Lettable Area First Floor
228.25 M²

Gross Internal Area
267.65 M²



Map key

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro Metro Extension
-  Railway Lines



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