

To Let



166, High Street Harborne, Birmingham, B17 9PW

Prominent corner retail store in prime High Street location

- Former Nat West Bank – now suitable for a variety of uses
- Prime corner location on Harborne High Street
- Sought after affluent Birmingham suburb.
- Flexible lease terms
- Quoting rent - £35,000 per annum exclusive

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

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Location

The property is prominently located on High Street, Harborne, considered the most affluent suburbs of Birmingham and is 3 miles Southwest of the City Centre.

The subject property is a prominent corner unit fronting the High Street in Harborne at the junction with South Street. The unit benefits from rear access and nearby occupiers include, Boots, Holland and Barrett, Sainsbury's, Harborne Kitchen, Oliver Bonas, Wok Chi, and Damascena Café.

Description

The property comprises a ground floor corner retail unit, previously trading as a Nat West Bank, and available for a variety of uses, subject to consent. The main retail area extends to approximately 1,277 sq. ft. (118.76 sq. m), beyond which there is ancillary accommodation including a former strong room (ideal for archive/secure storage facilities).

There are kitchen and WC facilities included, which are located on the first floor.

Lease Terms

The property is available immediately on flexible lease terms at a quoting rent of £35,000 per annum exclusive.

VAT

TBC.

EPC

The property has an EPC rating of D.

Legal Costs

Each party to be responsible for their own legal costs that may be incurred in this transaction.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.



Viewings and further information:

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