

TO LET



WELL LOCATED SHOP 52 HIGH STREET, HARBORNE, B17 9NE



LOCATION

The premises are located on the main High Street, immediately adjacent to Bensons Beds and close to Marks & Spencer Food Hall, Iceland, Home Bargains, Halifax, etc. Other major retailers represented in Harborne include Waitrose and Sainsbury's Local.

DESCRIPTION

The premises comprise a modern ground floor retail unit with mezzanine floor. The property benefits from good rear loading facilities and two car parking spaces.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	20'0"	6.1 m
SHOP DEPTH	92'3"	28.1 m
NET SALES AREA	1890 sq ft	175 sq m
MEZZANINE	760 sq ft	70 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£47,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £38,750

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 47 (Band B). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The ongoing tenant will be responsible for the payment of a variable service charge, which is currently approximately £4,000 plus VAT for the year. Building insurance is approximately £431.16 pa.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Internal video - https://youtu.be/XQ8qkh_aWVo

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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