

TO LET



LARGE RETAIL PREMISES 48 & 50 HIGH STREET, HARBORNE, B17 9NE



LOCATION

The premises are located in a prime trading position on Harborne High Street. The property is adjacent to **Halifax** and close to **M&S Foodhall, Iceland, Home Bargains** etc. Other major retailers represented in Harborne include **Waitrose** and **Sainsbury's Local**.

DESCRIPTION

The premises comprise a large retail unit having a total floor area of approx. 6470 sq ft 600 sq m.

GROUND FLOOR

INTERNAL WIDTH	40'3"	12.27 m
TOTAL DEPTH	99'2"	30.22 sq m
GROSS GROUND FLOOR AREA	3990 sq ft	370 sq m

MEZZANINE

2480 sq ft	230 sq m
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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

£85,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£68,500**. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance is **£555.69** per annum. Service charge is **£5834.08** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 46 (Band B). A copy of the certificate is available upon request.

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:

External Video - <https://youtu.be/chwJatNLwGI>

Internal Videos - <https://youtu.be/54BQ8lYzopk>

<https://youtu.be/5qw2cz5QyeQ>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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