

TO LET



GROUND FLOOR PREMISES 93a HIGH STREET, HARBORNE, B17 9NE



LOCATION

The premises (formerly Joe Richards) are situated in an excellent trading position on the main Harborne High Street.

The property is adjacent to **Bainbridge Opticians and WH Smith/Post Office**, being close to **Ruddell Jewellers, Sainsbury's Local, Boots, Timpsons, Greggs** etc.

ACCOMMODATION

The premises comprise a ground floor lock up having the benefit of rear loading facilities. Car Parking Space number 10 is available by way of a licence at £400 per annum. Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	16'4"	5.0 m
TOTAL DEPTH	64'3"	19.6 m
GROSS GROUND FLOOR AREA	950 sq ft	88 sq m
REAR COVERED FLOOR AREA	90 sq ft	8 sq m

LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£35,000 pa (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £23,250. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

The budget figure for building insurance and service charge for the period 25.12.2023 – 24.12.2024 is **£3021.17** per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 64 (Band C). 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 not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

External Video - <https://youtu.be/5rnxy19Bjjo>

Internal Video - https://youtu.be/5BS7bUC1_Uo

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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