

69 High Street, Harborne, Birmingham, B17 9NS



TO LET

Established Restaurant Premises

Net Internal Area: 875 ft² (81.29 m²)

Location

The property is situated along Harborne High Street within the affluent Edgbaston constituency and lies approximately 3 miles South West of Birmingham City Centre.

Harborne is considered one of Birmingham's wealthier suburbs with an abundance of bars, eateries, and boutique retail outlets.

The subject property is within the main high street shopping area close to its junction with St Johns Road.

Description

The property comprises a ground floor restaurant premises fronting the high street and is set back behind an outdoor dining terrace.

The frontage benefits from both a pedestrian entrance and floor to ceiling windows which open onto the terrace.

The main restaurant is open plan in its configuration with a bar area towards the rear.

Welfare facilities, storage and the main kitchen are all provided to the rear of the property along with a rear entrance onto the car parking area off St Johns Road.

The property has been tastefully decorated to a high standard throughout.

Accommodation

Total (NIA) 875 ft² (81.29 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £29,975 per annum exclusive.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Rateable Value

RV: £19,250
Rates Payable: 9,625 per annum approx.

Energy Performance Certificate

Available upon request from the agent.

Services

We understand that the building benefits from all main services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Planning Use

We understand the property has consent under Use Class E.

All interested parties should contact Birmingham City Council to satisfy them of their intended use.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

T: 0121 638 0500