



169 High Street, Harborne, Birmingham, B17 9QE

A rare opportunity to acquire leasehold retail on the core high street of Harborne

Summary

Tenure	To Let
Available Size	1,929 sq ft / 179.21 sq m
Rent	£44,000 per annum
Rateable Value	£21,000 Based on 2023 valuation
EPC Rating	B

Key Points

- Affluent Suburb
- Close Proximity to QE and University
- Significant Evening Trade
- Amongst National Retailers
- Immediate Parking Nearby
- Former Subway
- Front On-Road Parking

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DESCRIPTION

169 High Street, Harborne is a 1,929sqft commercial property split across two-storeys with a ground floor of 1,269sqft and 660sqft of first floor offices. The property is comprised of brick elevations dating to the early 20th century, with traditional aesthetic of the era and a feature of the distinct bay window on the first floor.

Equipped with a roller shutter and alarm system, 169 High Street is self-contained with both rear and front access. The roof is steep pitched and formed of slate tiles.

LOCATION

Harborne High Street, located in the Harborne district of Birmingham, is a vibrant and bustling area known for its mix of traditional charm and modern convenience. It serves as the heart of the local community, offering a wide variety of shops, restaurants, cafes, and essential services.

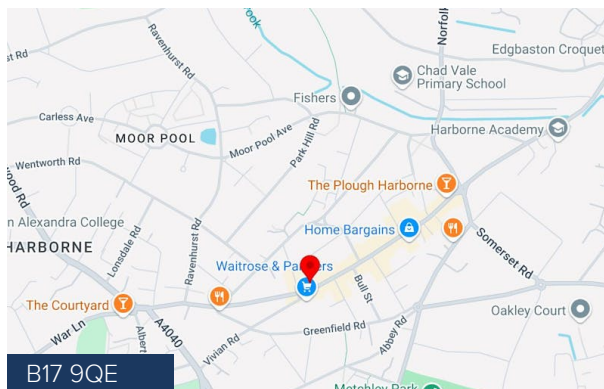
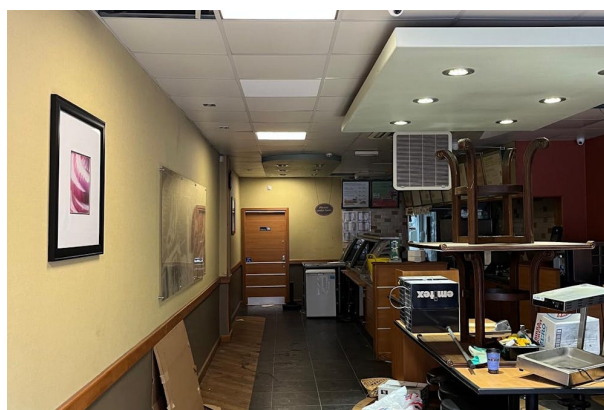
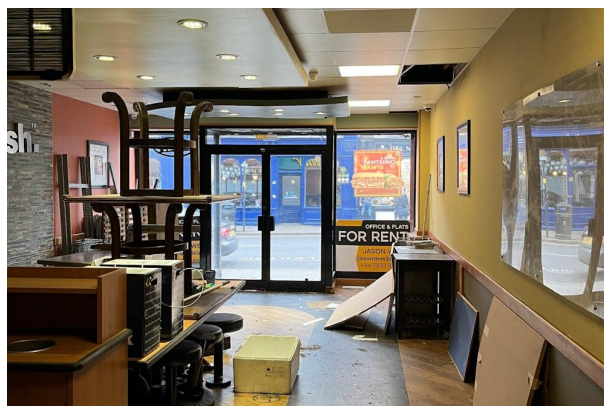
169 High Street, Harborne is situated in a core position of the High Street, with key landmarks such as the Queen Elizabeth Hospital and University of Birmingham both 1.5 miles and 1.2 miles distance respectively. The closest junction to the major motorway network is J3 of the M5, 4 miles to the West, with arterial routes such as the A456 Hagley Road feeding to the junction and to the City Centre.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The property is to be offered to the open leasehold market for a minimum term of 5 years, upon a Full Repairing and Insuring (FRI) basis. A 3-month deposit is also mandatory.



Viewing & Further Information

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