39 High Street

Harborne, Birmingham, B17 9NT

SHEPHERD COMMERCIAL

FOR SALE

986 SQ FT
(91.60 SQ M)

OFFERS IN THE REGION OF £450,000

Freehold retail unit with self-contained one bedroom flat above on Harborne High Street.

- Freehold with vacant possession
- Prominent Harborne High Street position
- Approximately 986 sq ft over two floors
- Ground floor retail unit fitted to a good standard
- Self-contained one bedroom flat above, recently refurbished
- Enclosed block paved rear courtyard

01564 778890
www.shepcom.com

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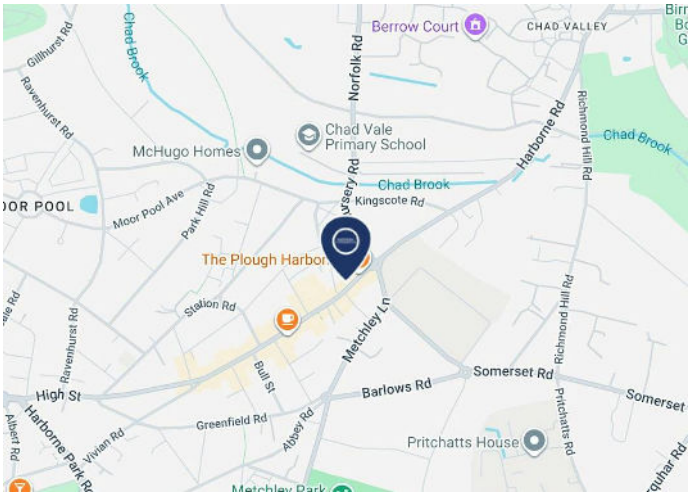

Summary

Available Size	986 sq ft / 91.60 sq m
Price	Offers in the region of £450,000
Rates Payable	£6,611.75 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	B

Description

The property comprises a mid terraced building of traditional brick construction arranged over ground and first floors.

The ground floor provides an open plan retail area behind a glazed shop front, currently trading as a hair salon, together with a backwash area, rear kitchen/utility, store and WC. The unit is fitted to a good standard throughout with tiled flooring, LED lighting, two air conditioning cassettes and CCTV.

The first floor flat is self-contained and accessed via its own staircase from a rear lobby at ground floor level. Refurbished in recent years, it provides an open plan living room and kitchen, a double bedroom and a bathroom with shower over the bath.

To the rear is an enclosed block paved courtyard with gated access.

The property is offered freehold with vacant possession, suiting an owner occupier seeking trading premises with living accommodation above, or an investor looking to let both elements.

Location

Harborne High Street is one of Birmingham's strongest suburban retail pitches, situated approximately three miles south west of the city centre and within close proximity to the Queen Elizabeth Hospital and the University of Birmingham.

The street offers a mix of national multiples and established independent operators, benefiting from strong daytime and evening trade drawn from the surrounding affluent residential catchment.

Specification

Ground floor: 514.8 sq ft
First floor flat: 471.9 sq ft
Total: 986.7 sq ft

Areas are approximate and should be verified by any interested party.

EPC: Ground floor B. Flat rating available on request.
Rateable value: £13,250 with effect from 1 April 2026.
VAT: The property is not elected for VAT.

Terms

The freehold interest is offered for sale at £450,000 with vacant possession on completion.

Each party to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment through the sole agents, Shepherd Commercial.

Charlie Boswell
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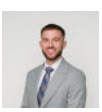

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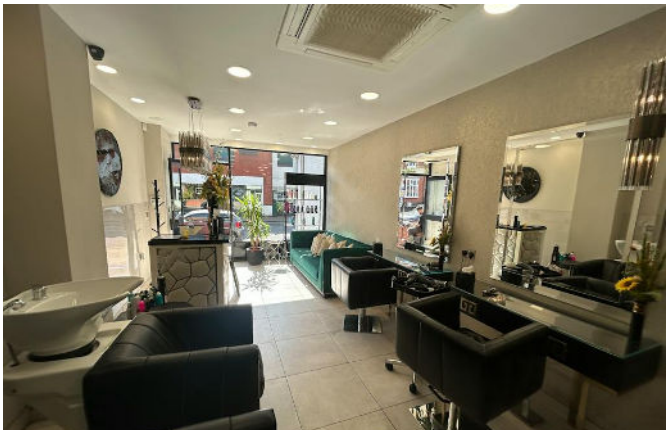
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