

RETAIL | FOR SALE

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89 AND 89A HIGH STREET, HARBORNE, BIRMINGHAM, B17 9NR

2,346 SQ FT (217.95 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Double Fronted Retail Premises Located on
Harborne High Street

- NIA 2,346 ft²
- Offers in Excess of £650,000
- Vacant Possession
- Excellent Trading Location
- Double-Fronted Retail Unit
- Ancillary Offices and Stores to the Rear and Lower Ground Level



DESCRIPTION

The property comprises a prominent double-fronted ground floor retail unit occupying a highly visible position on Harborne High Street.

The premises are currently fitted as a jeweller and benefit from a high-quality internal specification, including bespoke display cabinetry, carpeting throughout and an attractive full-height glazed frontage providing excellent visibility and natural light.

The accommodation is arranged to provide predominantly open-plan retail sales space, with a range of ancillary accommodation to the rear including offices, kitchen and storage areas. Additional offices, storage accommodation and WC facilities are provided at lower ground floor level, offering flexible ancillary space suitable for a variety of retail or professional uses.

The configuration of the accommodation, together with the quality of the existing fit-out, would allow the premises to be readily adapted to suit a range of alternative occupiers.



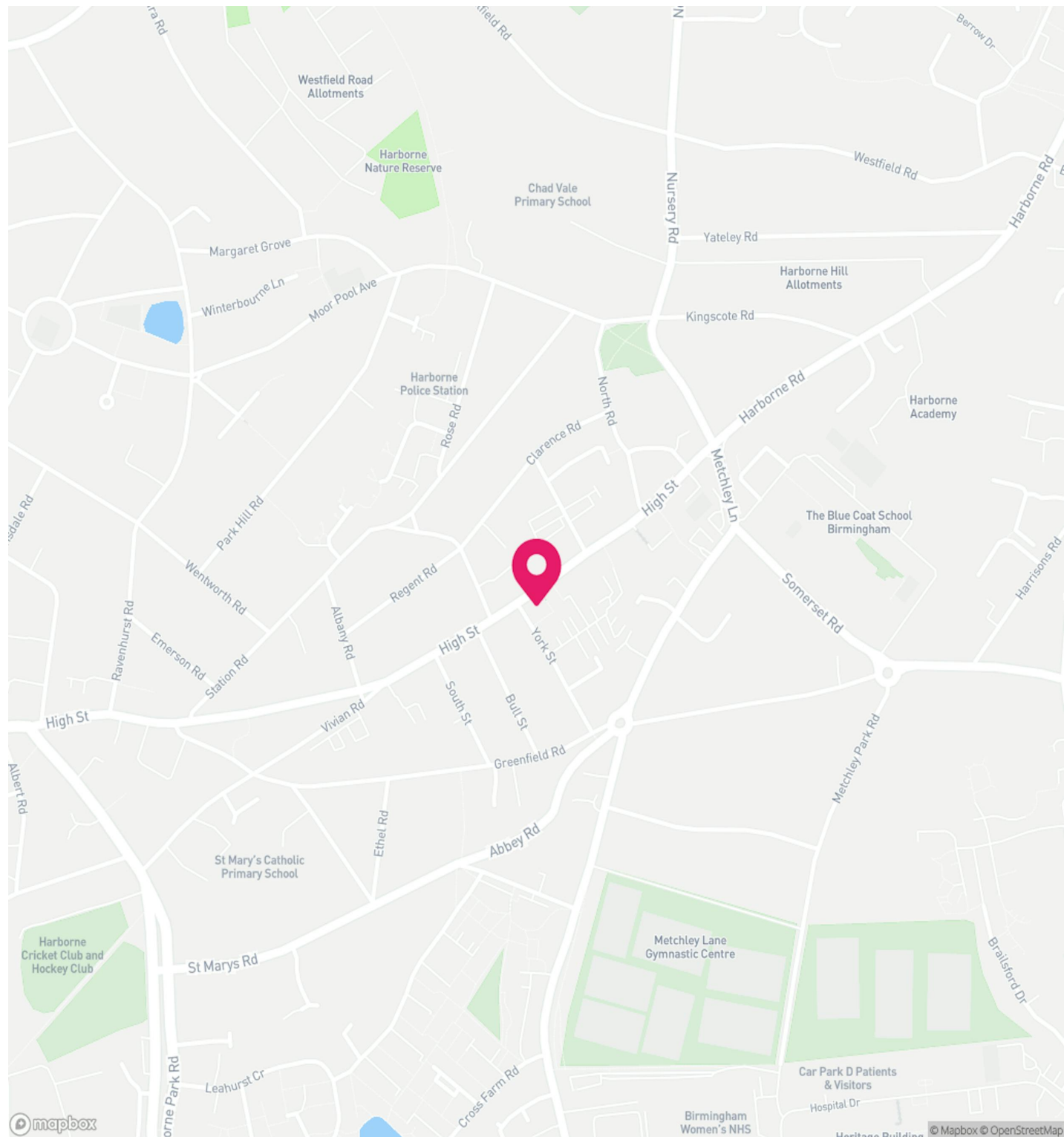
LOCATION



The property is prominently situated along Harborne High Street, an established and affluent suburban retail and leisure destination located approximately 3 miles south-west of Birmingham City Centre. The area is well connected, with regular bus services providing direct access to the city centre and surrounding districts, while nearby University Station offers rail links to Birmingham New Street and the wider regional network.

Harborne High Street supports a strong mix of national and independent occupiers, including M&S Foodhall, Sainsbury's Local, Boots, Costa Coffee, Greggs, Specsavers, together with a range of established restaurant operators. The location benefits from consistently strong pedestrian footfall throughout the day and evening, supported by dense surrounding residential catchments.

The property is also well positioned in close proximity to key institutional and employment centres, including the University of Birmingham, Queen Elizabeth Hospital and Birmingham Women's Hospital, all of which are situated within approximately 1 mile.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

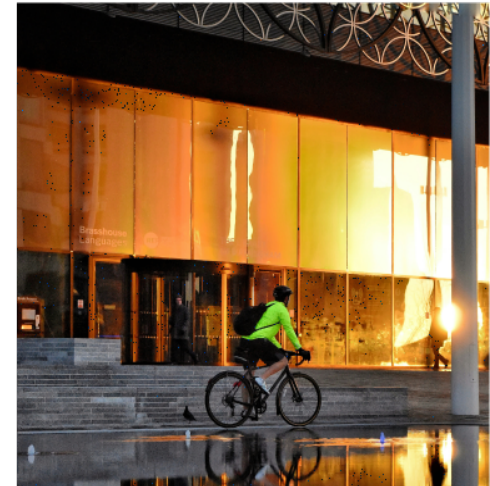
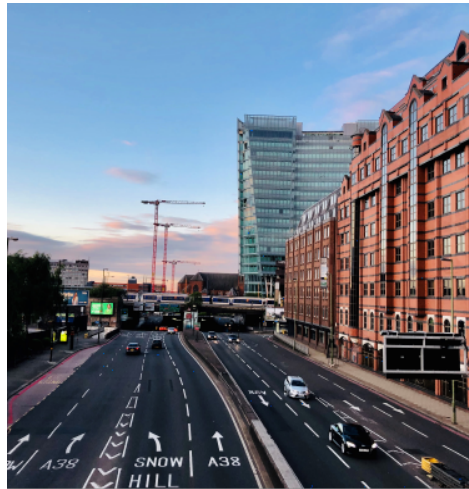
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





SERVICES

We understand that all mains services are connected on or adjacent to the subject property.

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

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £650,000

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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