

RETAIL | FOR SALE

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GROUND FLOOR, UNIT 91, HIGH STREET, HARBORNE, BIRMINGHAM, B17 9TR
1,232 SQ FT (114.46 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground floor retail unit located prominently on High Street, Harborne.

- Ground floor retail unit
- Guide Price £400,000
- NIA 1,232 ft²
- High Street Location
- Affluent Location
- Currently let to JJ Ruddell & Co Limited for a term expiring on 16th March 2029 at a passing rental of £44,500 PA.
- Vacant Possession also available via separate negotiation



DESCRIPTION

The property comprises a well-presented ground floor retail unit, prominently positioned along High Street, Harborne; a vibrant and well-established retailing location.

The premises benefit from an attractive full-height glazed frontage, providing excellent visibility and natural light to the open-plan retail area, which has been fitted out to a high standard by the current occupier.

To the rear, there is a well-appointed office incorporating emulsion-coated walls, carpet-covered flooring, comfort heating and cooling, and modern LED strip lighting.

A lower ground floor, accessed via an internal stairwell, provides ancillary storage accommodation together with rear access to the property.



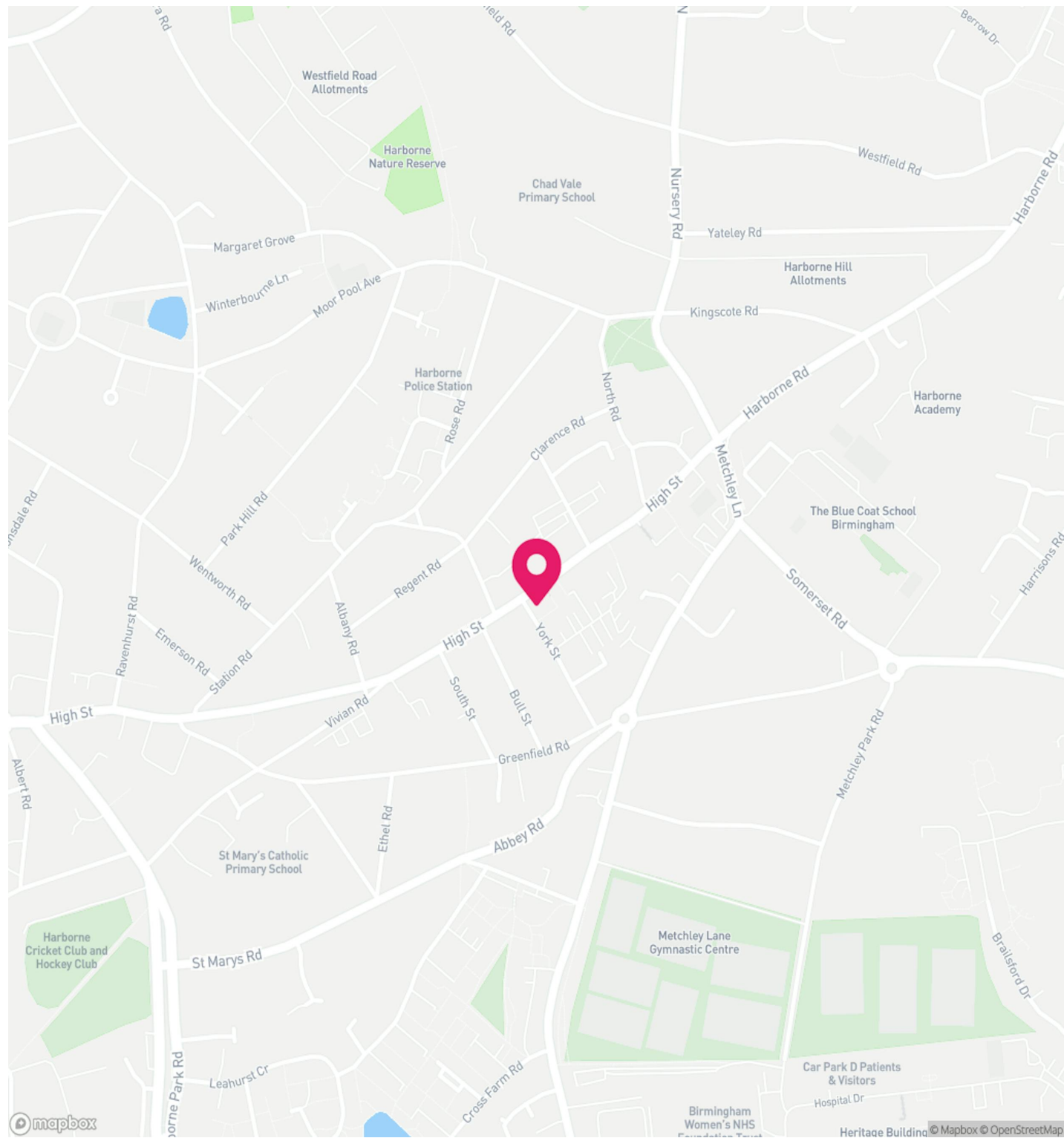
LOCATION

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Harborne is among Birmingham's most sought-after residential areas, benefiting from its proximity to the Queen Elizabeth Hospital and the University of Birmingham.

The property is situated in a prime, high-traffic location directly opposite The School Yard development. Nearby occupiers include Greggs, Timpson and Boots.

Convenient street parking is available, with additional car parks nearby.



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.

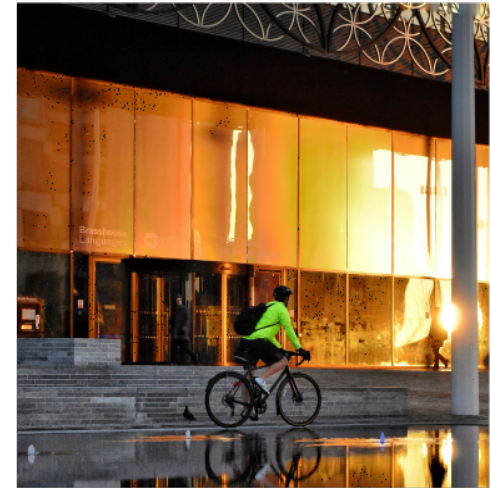
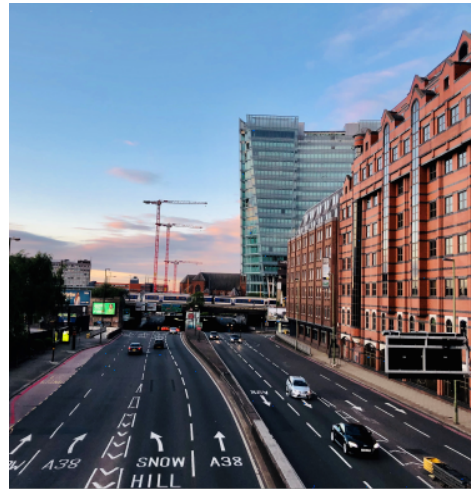
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

- Solihull: 8 mins
- Coventry: 20 mins
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- 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!





VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £400,000

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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