RETAIL | TO LET

VIEW ONLINE



2-4 LONSDALE ROAD, HARBORNE, BIRMINGHAM, B17 9RA

376 SQ FT (34.93 SQ M)

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Ground Floor Retail Premises Located Prominently Within Harborne

- Quoting Rental £14,500 PA
- NIA 376 ft2
- Close Proximity to Harborne High Street
- Affluent Suburb Location
- Excellent Trading Position





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DESCRIPTION

The property comprises a ground floor retail unit, most recently occupied as a barber's shop, providing a regular-shaped, open-plan sales area extending to the rear, with ancillary accommodation accessed from doorways off the right-hand side wall.

The sales area is finished with plastered and painted walls, predominantly white, with a contrasting dark painted feature wall to the rear. Painted timber skirtings run throughout. The ceiling is a suspended grid system with dark-finish tiles, fitted with a decorative hexagonal LED lighting installation. The floor is covered with laminate flooring in a timber-effect finish.

Heating is provided by a wall-mounted electric panel heater, and there are wall-mounted power sockets at low level around the perimeter. Doors to the rear and side of the sales area give access to the ancillary accommodation, which includes storage, staff facilities and a WC





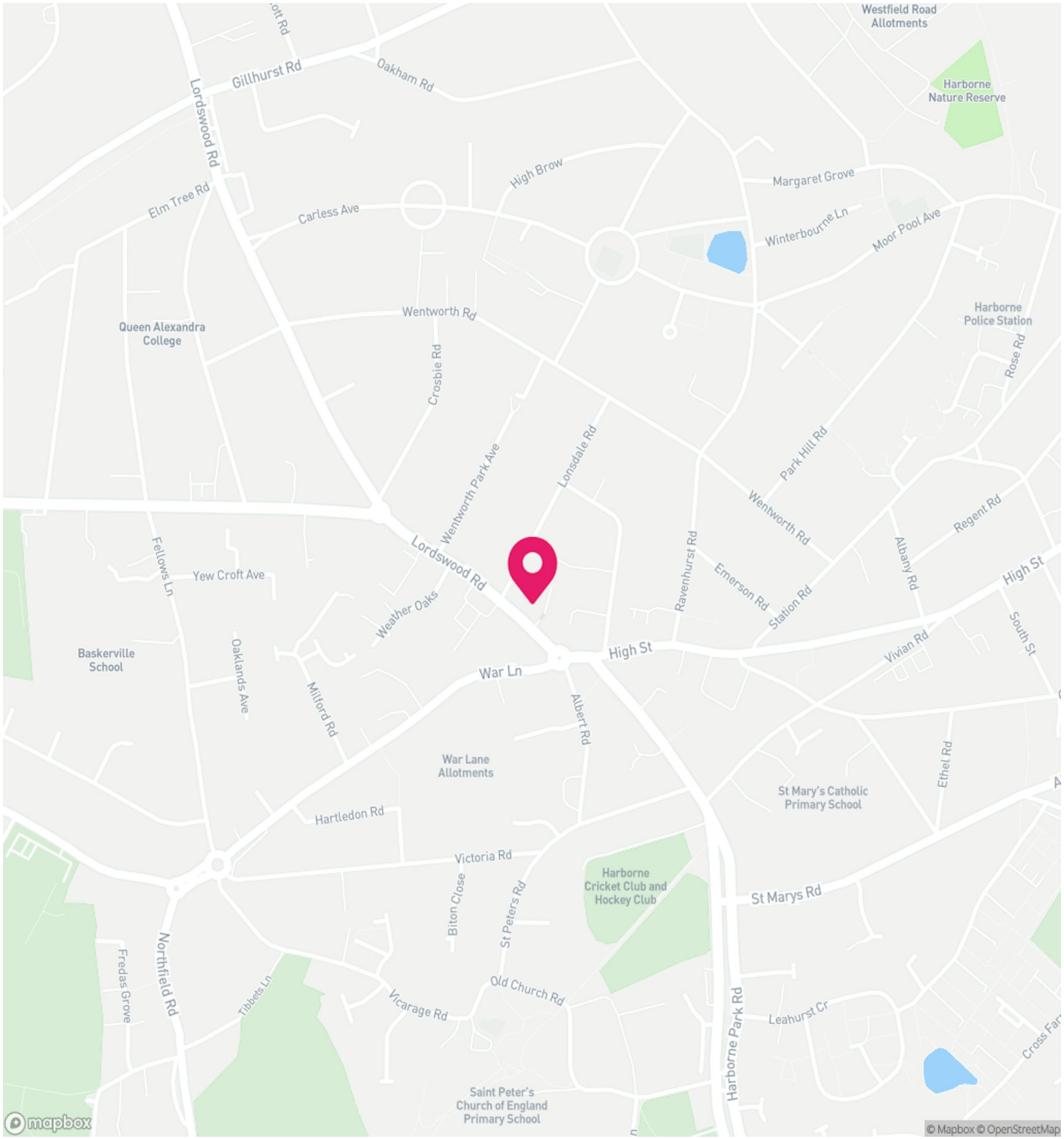
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LOCATION

Harborne is an affluent and well-established suburb of Birmingham, located approximately 3 miles south-west of Birmingham city centre. The area benefits from a strong residential catchment with above-average household incomes and is popular with professionals, families and the student and staff population associated with the nearby University of Birmingham and Queen Elizabeth Hospital.

Lonsdale Road benefits from close proximity to Harborne High Street, which provides a wide range of local amenities including independent retailers, cafés, bars, restaurants, convenience stores and professional services. Harborne is regarded as one of Birmingham's most popular and affluent suburbs, attracting strong levels of local footfall from the surrounding residential population.

The A456 Hagley Road lies a short distance to the north, providing direct access to Birmingham city centre and, via the A456, to Junction 3 of the M5 motorway. Harborne is well served by public transport, with frequent bus services connecting to the city centre and surrounding districts, and University railway station lies within close proximity.



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SERVICES

We understand the premises benefits from mains electric, water and drainage.

The agent has not tested the suitability of the connections and interested parties are encouraged to make their own enquiries

BUSINESS RATES

Rateable Value: £10,750

We understand the premises qualifies for small business rates exemption, subject to tenants eligibility

VAT

We understand that VAT is payable on all charges under the lease.

EPC

C (58)

AVAILABILITY

Available February 2027

SERVICE CHARGE

£1,000 per annum

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£14,500 per annum

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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