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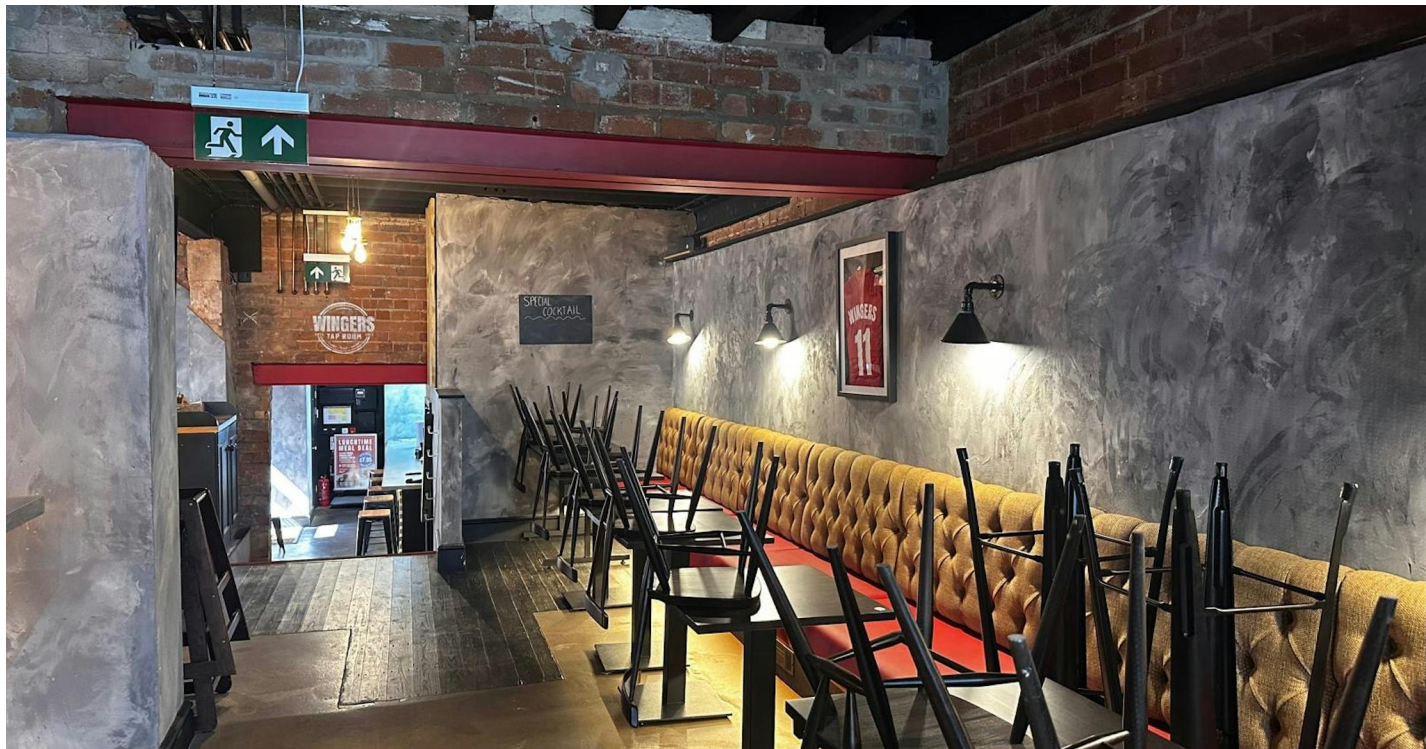
152A HIGH STREET, HARBORNE, BIRMINGHAM, B17 9NP

1,621 SQ FT (150.60 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A fully refurbished restaurant premises located on Harborne High Street

- Fully Refurbished Premises
 - Arranged over Two Levels
 - Access from Harborne High Street
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DESCRIPTION

The property is entered via a paved passageway with feature lighting directly off Harborne High Street.

The ground floor is comprised of a reception area with long bar and leads into an open plan area with a mix of booth style seating and traditional tables and chairs.

The space has been fitted to an extremely high standard with polished concrete flooring, exposed brickwork, wood paneling and feature LED lighting.

Storage, kitchen and additional space is located on the first floor along with welfare facilities.

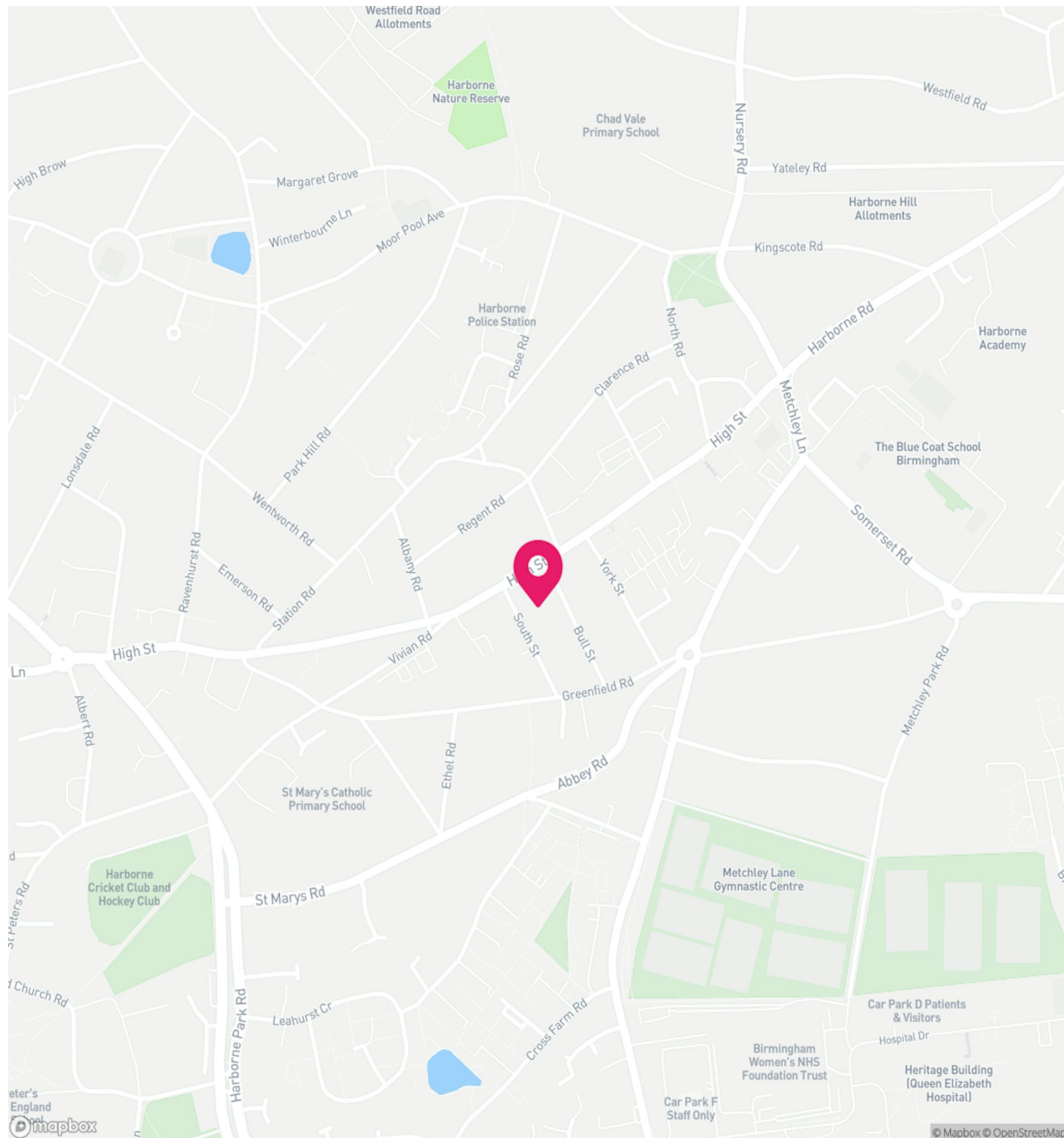


LOCATION

The property is situated along Harborne High Street within the affluent Edgbaston constituency and lies approximately 3 miles South West of Birmingham City Centre.

Harborne is considered one of Birmingham's wealthier suburbs with an abundance of bars, eateries and boutique retail outlets.

The subject property is in the centre of the High Street with local occupiers including Slug & Lettuce, Harborne Kitchen, Pizza Express, Caffè Nero and Oliver Bonas.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Restaurant	861	79.99	Available
1st - Kitchen / Storage	760	70.61	Available
Total	1,621	150.60	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

SERVICE CHARGE

n/a

RATEABLE VALUE

£17,750. Current rateable value (1 April 2023 to present)

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£25,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (74)

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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