

RETAIL | TO LET

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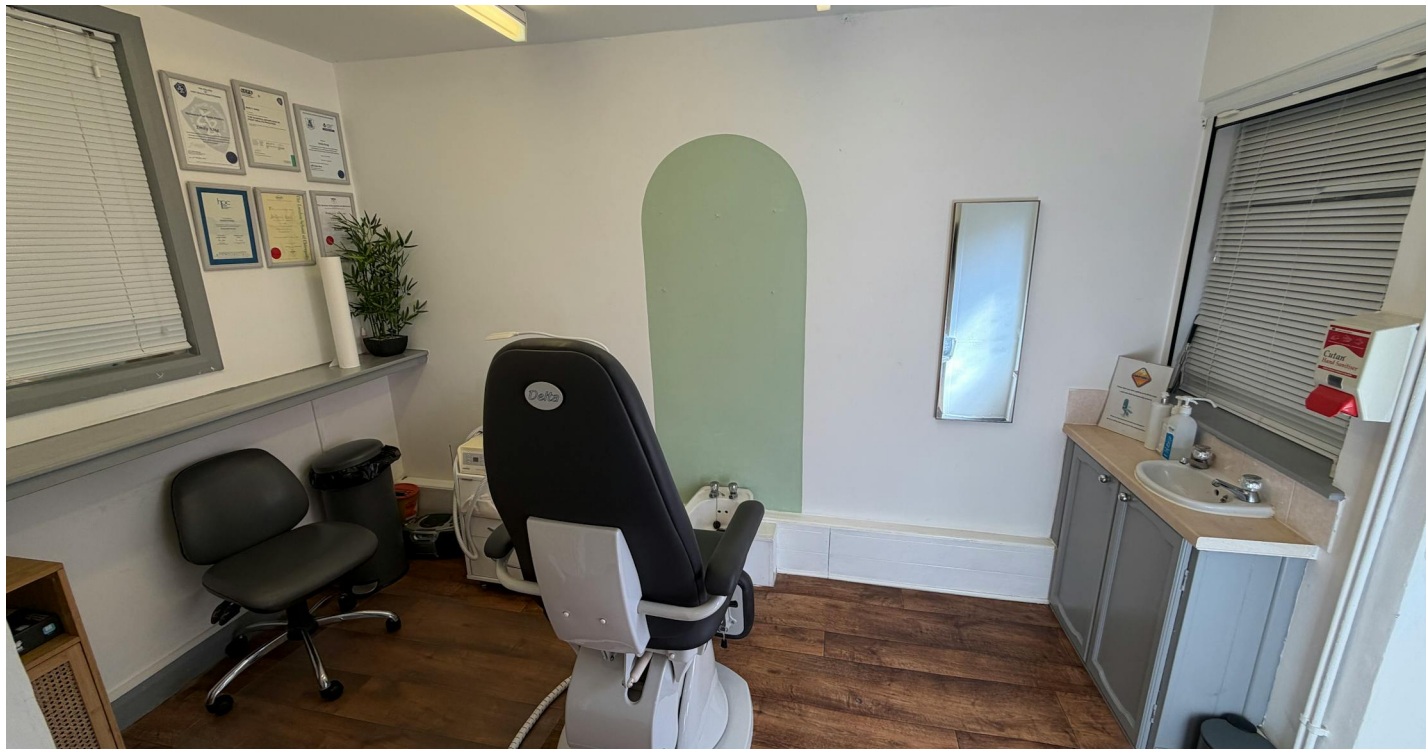
104 WAR LANE, HARBORNE, BIRMINGHAM, B17 9RR

783 SQ FT (72.74 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Retail Premises Located
Prominently within Harborne

- NIA 783 ft²
- Quoting Rental £15,000 PA
- Excellent Trading Position Within Harborne
- Currently Configured as a Hair and Beauty Salon
- Available Immediately Upon Completion of Legal Formalities
- Glazed Facade with Roller Shutter Security Doors
- Open Plan Sales Area with Two Rear Treatment Rooms
- Kitchen, WC Facilities and Gas-Fired Central Heating



DESCRIPTION

The property comprises a ground-floor lock-up retail unit currently used as a hairdresser's, with associated beauty treatment rooms.

Internally, the property provides predominantly open-span retail accommodation with a glazed frontage and pedestrian access door. The accommodation further benefits from two separate treatment rooms, kitchen and WC facilities.

To the rear, there is access to a shared paved garden area. The property also benefits from roller security shutters to both the front and rear elevations, together with gas-fired central heating.

*Fixtures / fittings may be available via separate negotiation



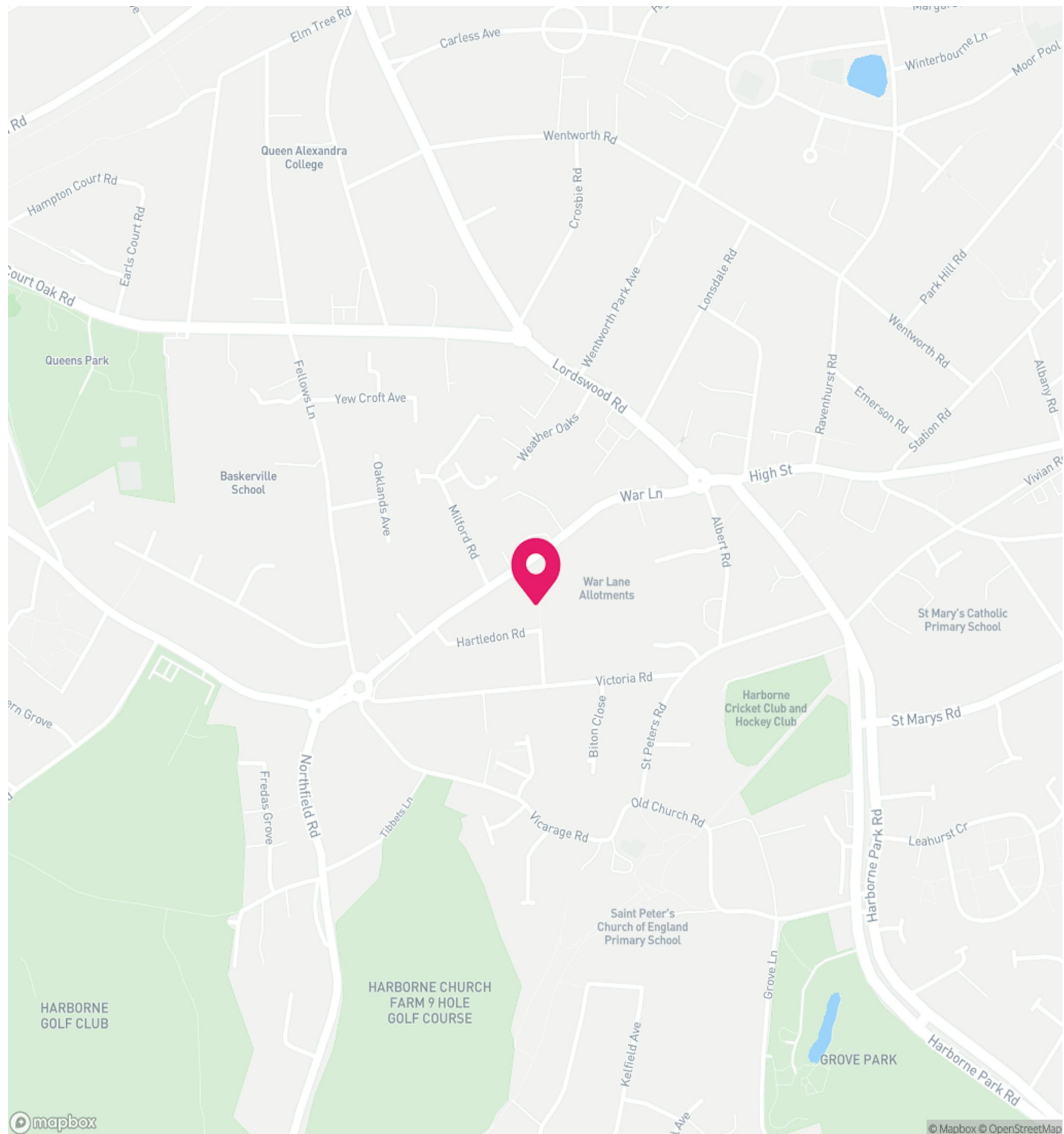
LOCATION

/// SLEEPY.CHEEK.CLASH

The property is located on War Lane in Harborne, a well-established and predominantly residential suburb of Birmingham, situated approximately 3 miles south-west of Birmingham city centre.

War Lane 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 area benefits from excellent connectivity, with nearby access to the A4040 and wider Birmingham road network, together with regular public transport links into Birmingham city centre, Edgbaston, Quinton and surrounding suburbs. The property is also well placed for Queen Elizabeth Hospital, University of Birmingham and Birmingham Medical School, all of which are located within the wider Edgbaston/Harborne area and contribute to the strength of the local economy and customer base.





SERVICES

We understand that the premises benefit from all mains services.

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

RATEABLE VALUE

RV April 2026 - £9,300

The premises benefit from small business rates exemption, subject to tenant qualification.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£15,000 per annum

POSSESSION

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

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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