

RETAIL | TO LET

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181 HIGH STREET, HARBORNE, BIRMINGHAM, B17 9QE  
1,027 SQ FT (95.41 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



## Retail Premises with First Floor Office Space

- Quoting Rental £30,000 Per Annum
- Affluent High Street Location
- Close-by to Waitrose, Giggling Squid and The Junction





## DESCRIPTION

Diane Lawson Floristry successfully operated from this location for over 50 years. Now, it presents a rare opportunity for a new owner to acquire a piece of Harborne High Street and capitalise on its potential.

The property comprises of an attractive mid-terraced property of traditional masonry construction surmounted by a pitched tiled roof.

The premises provides glazed frontage and pedestrian access from the High Street.

Internally the space is provided across ground, first and basement levels.

Ground Floor - Open plan sales area with kitchen / tea making area and stairs leading to basement and first floor levels. A glazed extension is provided to the rear which offers additional storage and sales space.

First Floor - Comprised of three cellular office / ancillary spaces with WC facilities and additional storage cupboard benefitting from single glazed windows and electric storage heating.

Basement - This is accessed via an internal staircase and provides valuable storage.





## LOCATION

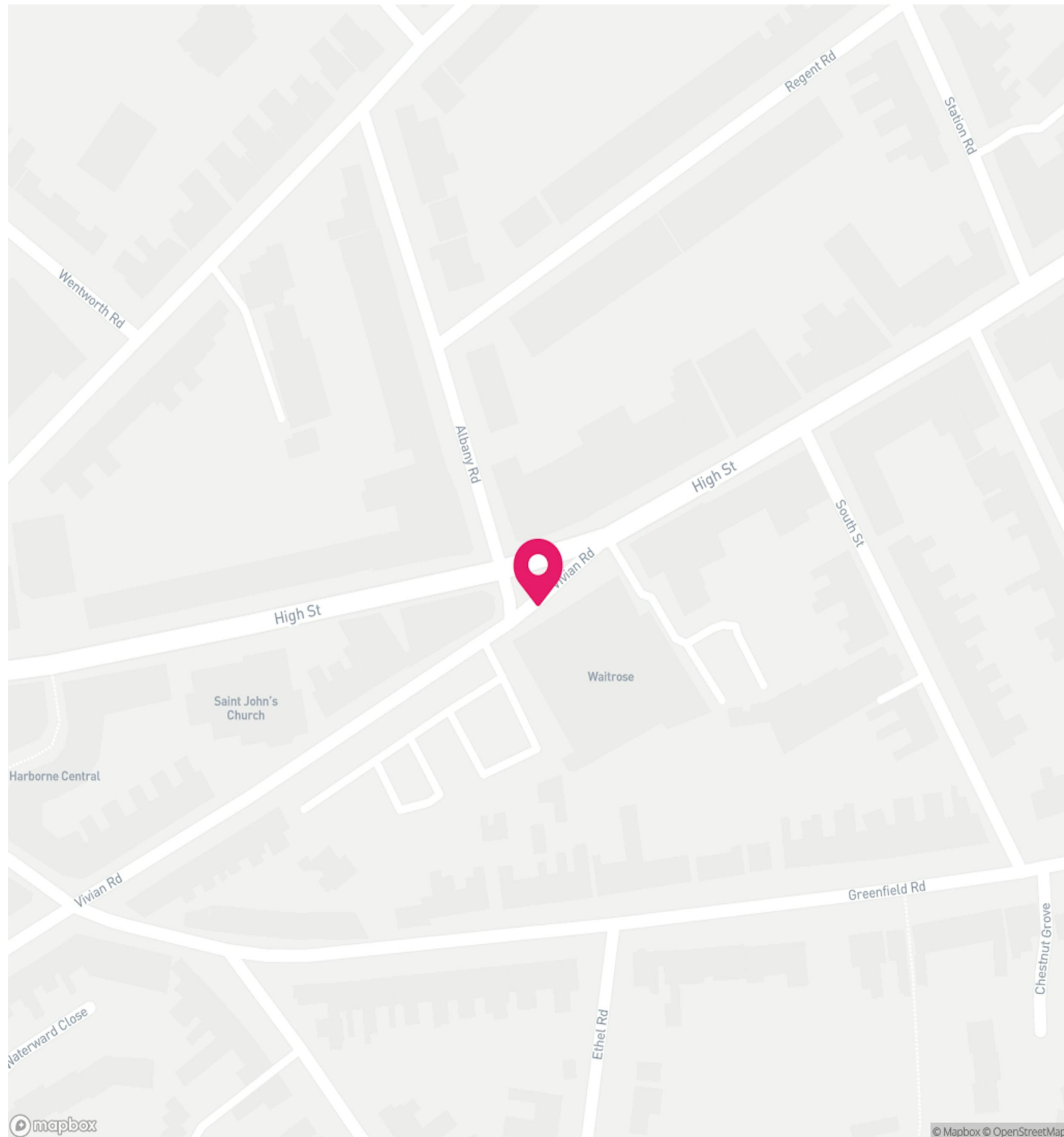
### /// DOSE.STATE.SHED

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 Waitrose and near popular brands such as Oliver Bonas, Caffè Nero, Zizzi, and Johnson Cleaners.

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

Other well-known retailers in the area include Marks & Spencer Simply Food, Sainsbury's Local, Boots, Iceland, Home Bargains, Peacocks, and WHSmith.









## SERVICES

We understand that the premises has mains water, electricity and foul drainage connections.

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

## ENERGY PERFORMANCE CERTIFICATES

Available upon request from the agent.

## RATEABLE VALUE

£7,900. Small Business Rates Relief Applies

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## RENT

£30,000 per annum

## POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

## 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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