



68 HIGH STREET, HARBORNE, BIRMINGHAM, B17 9NJ

OFFICE, RETAIL TO LET | 2,127 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Commercial Premises on Harborne High Street with Car Parking

- Former Barclays Bank
- Popular High Street
- Full Height Glazing
- 4x Secure Car Parking Spaces



## DESCRIPTION

The property comprises a ground commercial unit which was previously occupied by Barclays Bank with part first floor providing additional storage and office accommodation.

The property occupies a prominent position fronting Harborne High Street with full height glazing along with front and rear pedestrian access.

The ground floor space is predominantly open plan in its configuration with a rear safe still in situ along with storage.

A corridor to the rear provides access to the first floor along with WC facilities and additional storage accommodation.

The first floor is accessed via a integral staircase and comprises two large room previously used as a strongroom and storage.

Externally the property benefits from 4 secure car parking spaces within the communal car park to the rear of the property.

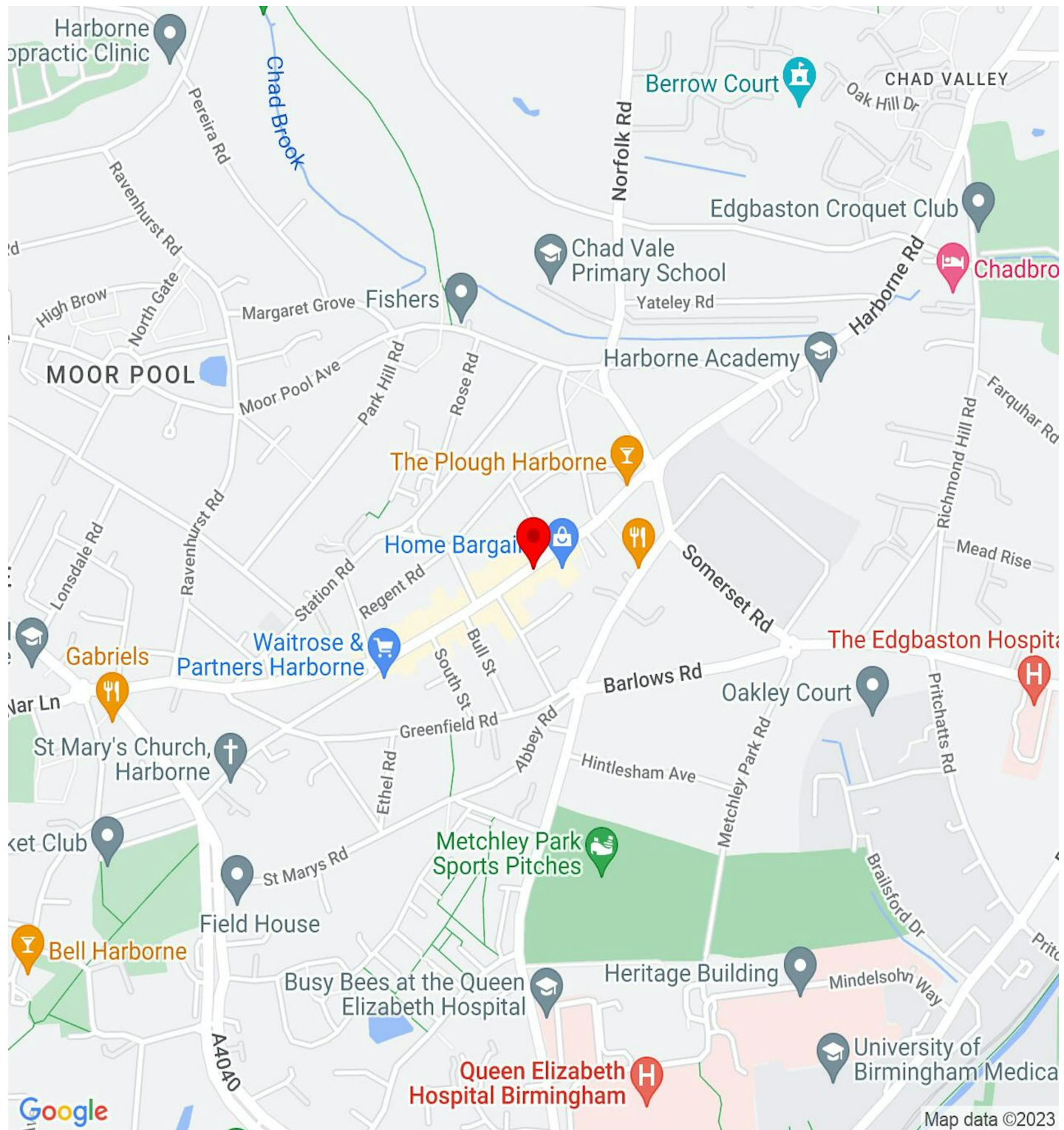


## LOCATION

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 within the main high street shopping area close to its junction with St Johns Road.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Floor	1,677	155.80	Available
1st - Floor	450	41.81	Available
<b>Total</b>	<b>2,127</b>	<b>197.61</b>	

## RENTAL

The property is available on a new lease, with length to be agreed, at £35,000 per annum.

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas and building insurance.

## VAT

All prices quoted are exclusive of VAT, which may be payable.

## SERVICES

We understand the property benefits from all main services.

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

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available upon request from the agent.

## MONEY LAUNDERING

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

## VIEWING

Viewings are strictly via the sole agent Siddall Jones.

## LEASE

New Lease

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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