

232-236 Court Oak Road, Harborne, Birmingham, B32 2EG



TO LET

Established Retail Premises with Storage/Workshop & Uppers

Net Internal Area: 4,400 ft² (408.77 m²)

Location

The property is situated along Court Oak Road opposite the Court Oak Pub within a mixed residential and commercial locality.

Harborne is an affluent Edgbaston constituency and lies approximately 3 miles Southwest of Birmingham City Centre.

Harborne is considered one of Birmingham’s wealthier suburbs with an abundance of bars, eateries, and boutique retail outlets along with numerous High Street brands being represented.

Description

The property comprises a substantial retail premises comprising three former residential properties which have been converted to provide retail and workshop use.

The main retail area is open plan with trade counter and rear accommodation broken up to provide a mix of storage and workshop space.

Two external and one internal staircase provides access to the first-floor accommodation which comprises a large open plan area and several cellular spaces along with welfare facilities.

Accommodation

Ground Floor	2,600 ft2	241.55 m2
First Floor	1,800 ft2	167.22 m2
Total (NIA)	4,400 ft2	408.77 m2

Rental / Terms

The property is available to let on a new lease with length to be agreed at £38,500 per annum exclusive.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Rateable Value

RV: £17,000

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

EPC - D (77)

Services

We understand that the building 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 as to their suitability.

Planning Use

We understand the property has consent under Use Class E.

All interested parties should contact Birmingham City Council to satisfy them of their intended use.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Legal Costs

Both parties to bear their own legal and surveyor’s fees incurred during the transaction.

Availability

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

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500

