



10 Hampton Court Road
Harborne, Birmingham, B17 9AE

**Ground Floor Retail / Office
Premises in Harborne 62 ft²
Split into 3 Rooms via
Partition**

627 sq ft
(58.25 sq m)

- Inset Lighting
- Glazed Frontage
- Ground Floor Retail
- Split into 3 Rooms via Partition
- Wood Laminate Flooring
- On Road Parking

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Description

The property comprises a ground floor unit, ideal for retail or office use. The space is mostly open plan and is currently split into 3 separate rooms by partition.

The unit benefits from a glazed frontage, suspended ceiling with inset lighting, wood laminate flooring, kitchen and W/C facilities.

The property also benefits from access with a small shed store.

Location

The property is situated as part of a shopping parade on Hampton Court Road, just off Court Oak Road in Harborne. It is situated within close proximity to Queens Park, The Court Oak Pub and several local shops.

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.

Terms

The property is available to let on a new lease with length to be agreed at £14,500 per annum exclusive.

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenants' eligibility.

VAT

All figures' quotes are exclusive of VAT which is not payable.

Planning Use

We understand that the unit has planning permission under use class E.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

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

Energy Performance Certificate

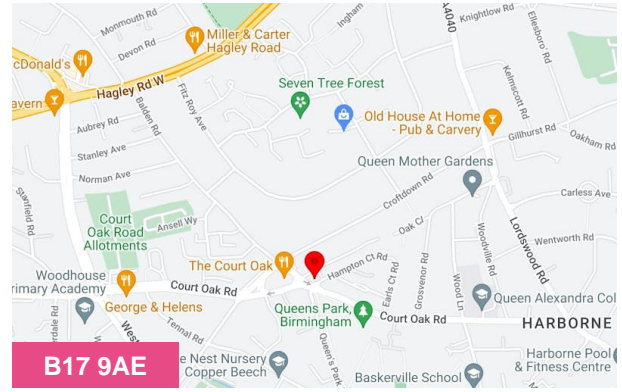
Available upon request from the agent.

Availability

The property is available immediately upon completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones.



Summary

Available Size	627 sq ft
Rent	£13,200.00 per annum £13,200 per annum exclusive
Business Rates	Small Business Rates Relief, subject to tenants' eligibility.
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Viewing & Further Information



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