

RETAIL | TO LET

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10 HAMPTON COURT ROAD, HARBORNE, BIRMINGHAM, B17 9AE

627 SQ FT (58.25 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



## Ground Floor Office / Retail Premises

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- 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 office or retail use. The unit is accessed via a shared pedestrian door and hallway fronting Hampton Court Road. The space is split into 2 separate rooms via a partition wall, which has potential to be removed to create an open plan space.

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

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



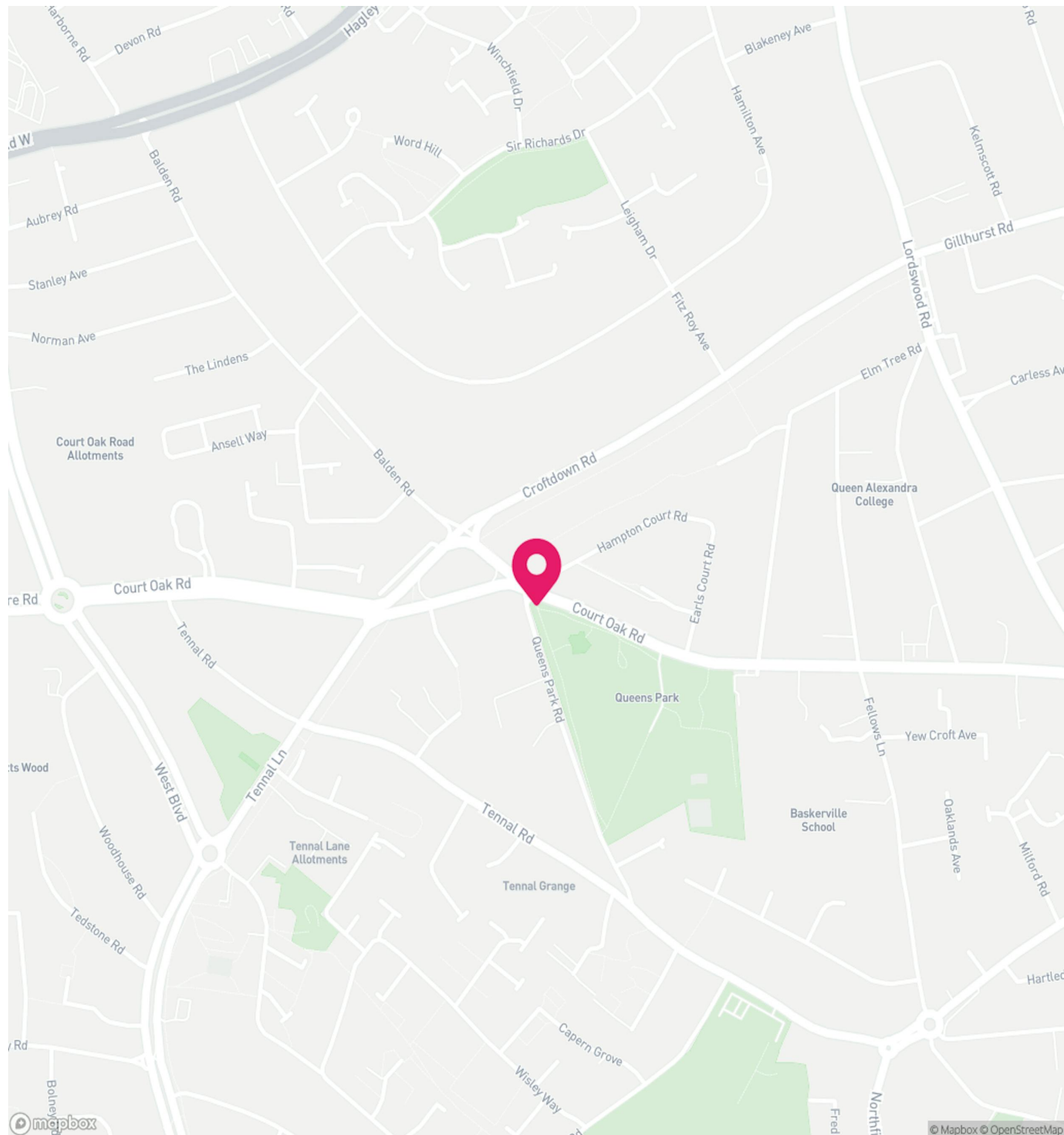


## LOCATION

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.



## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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.

## LEGAL COSTS

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

## SERVICE CHARGE

n/a

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## RENT

£13,200 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



**Edward Siddall-Jones**

0121 638 0500 | 07803 571 891  
edward@siddalljones.com



**Sophie Froggatt**

0121 638 0500 |  
07842013854  
sophie@siddalljones.com



**Ryan Lynch**

0121 638 0800 |  
07710022800  
ryan@siddalljones.com



**Scott Rawlings**

0121 638 0500 |  
07745521743  
scott@siddalljones.com

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