

17 High Street, Kings Heath, Birmingham, B14 7BB



**TO LET**

High Street Retail Unit with First Floor Storage

Net Internal Area: 1,500 ft<sup>2</sup> (139.3 m<sup>2</sup>)

### Location

The property is located along the High Street in the Kings Heath area of Birmingham. This is a well-established retail location, well-served by public transport and passing footfall.

The unit is situated next to nearby occupiers including KFC, Burger and Sauce, Cake Box, Little Dessert Shop and more.

Kings Heath is located approximately 5 miles south of Birmingham city centre, and within easy reach of neighbouring areas such as Moseley, Stirchley and Hall Green.

### Description

The property comprises a ground floor lock up shop with additional ancillary space on the first floor and is accessed directly from Kings Heath High Street.

The former restaurant premises benefits from glazed frontage, wood laminate flooring, plastered ceiling with inset spotlights, marble finish wall tiles and kitchen to the rear. The rear kitchen space benefits from tiled walls and includes LED lighting and double sinks.

### Accommodation

**Total (NIA) 1,500 ft<sup>2</sup> (139.3 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £18,000 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 may be 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 on:  
**0121 638 0500**

