

132 High Street | Kings Heath | B14 7LG

Class E unit to let in busy Kings Heath parade – available due to relocation

84.73m²
(912ft²)

- Thriving, cosmopolitan Birmingham suburb
- Eclectic mix of local independent and national occupiers
- Occupiers in the immediate vicinity include **Costa**, **Poundland**, **Clarks**, **Greggs**, **Scrivens** and **The Works**
- Available due to relocation



TO LET



Location



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Location



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FHP are pleased to present to the market this Class E property within the heart of the thriving and cosmopolitan Birmingham Suburb of Kings Heath, situated approximately 3 miles south of Birmingham City Centre. Occupying a highly prominent corner position, Kings Heath is home to a diverse mix of local independent, national retail and leisure brands.

Location

The subject property sits at the heart of Kings Heath High Street, within a very busy retail and leisure parade.

Kings Heath is located approximately 3 miles south of Birmingham City Centre and continues to grow substantially through its popularity with young professionals and families due to its connectivity, and lively independent nightlife. Central government investment has also bolstered the popularity of Kings Heath, with the arrival of the Midlands Rail Hub which will directly serve Kings Heath and further improve connectivity to the city centre and beyond.



Description

The subject property is located adjacent to **Greggs** and **Lloyds Pharmacy**, and opposite **Costa** and **Poundland**. The premises are also located very close to **Lidl**, and two main car parks serving the High Street. The subject property provides accommodation over two floors, with ground floor sales and first floor ancillary storage. There is a glazed retail frontage leading to the ground floor sales area with access to the dedicated rear loading area located at the back of the sales area. Mains services to include electricity and water supply are provided.





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Floor Areas

Description	m ²	ft ²
Ground Floor	84.73	912
First Floor	40.04	431
Total	124.77	1,343

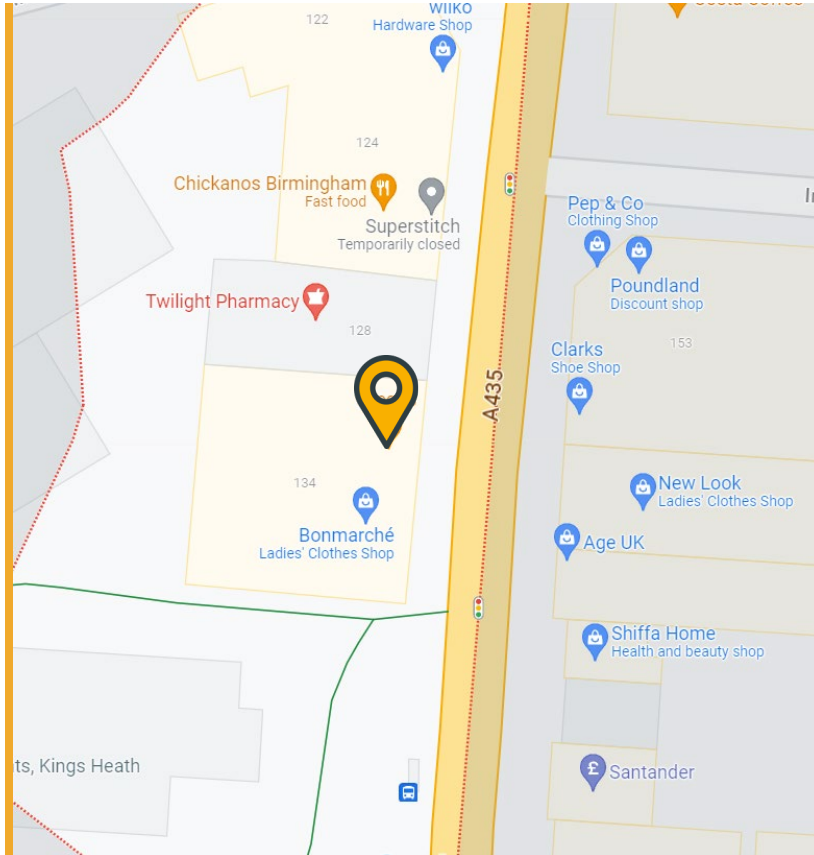
Lease Terms and Rental

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at an annual rent of:-

£30,000 Per Annum
(Thirty Thousand Pounds)

Service Charge

An Estate service charge will be levied to cover common area services and maintenance. Further information is available upon request.



Business Rates

We are verbally advised by Birmingham City Council Business Rates Department that the property is assessed as follows:

Rateable Value (April 2023): £26,500

The rates payable are based on the current UBR rate which is 51.2p. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business.

This information is for guidance only and all parties should satisfy themselves with the local billing authority.

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the Energy Performance Certificate is available upon request.



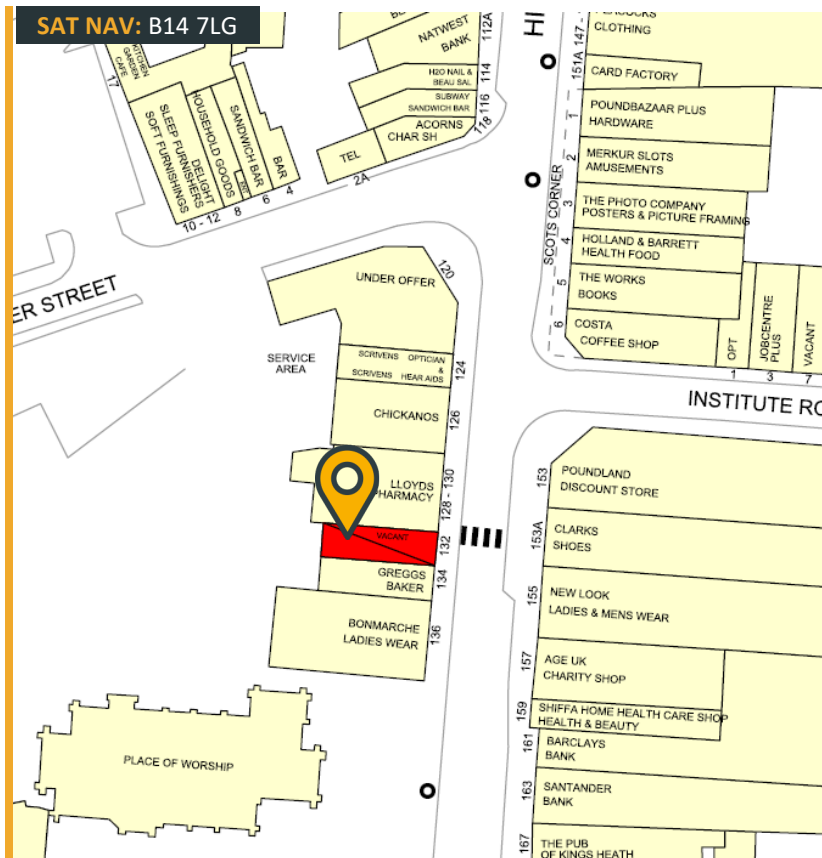
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VAT

The property is elected for the purposes of VAT and will be charged in addition to the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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