

136-138 High Street | Kings Heath | B14 7LG

Highly prominent Class E units to let in Kings Heath

Available subject to vacant possession

292.27m²
(3,146ft²)

- Substantial Class E premises
- Substantial frontage to main A435
- Thriving, cosmopolitan Birmingham suburb
- Eclectic mix of local independent and national occupiers
- Dedicated loading bay
- Occupiers in the immediate vicinity include **Lidl, Specsavers, Costa, Poundland, Lloyds Pharmacy, The Works** and **Greggs**
- Available subject to vacant possession



TO LET



Location



Gallery



Contact



FHP are pleased to present to the market this substantial 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, holding a highly prominent position within this very busy 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.

The subject property is located adjacent to **Greggs** and opposite **Costa** and **Poundland**. The premises are also located very close to **Lidl**, and two main car parks serving the High Street.

Description

The unit provides accommodation over two floors with sales on the ground floor and ancillary staff accommodation and storage to the first floor. The floors are linked by a single staircase located at the rear of the ground floor. Access to a dedicated loading bay is located to the rear of the sales area.





Floor Areas

Description	m²	ft²
Ground Floor	292.27	3,146
First Floor	270.90	2,916
Total	563.17	6,062

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:-

Rent on Application

Service Charge

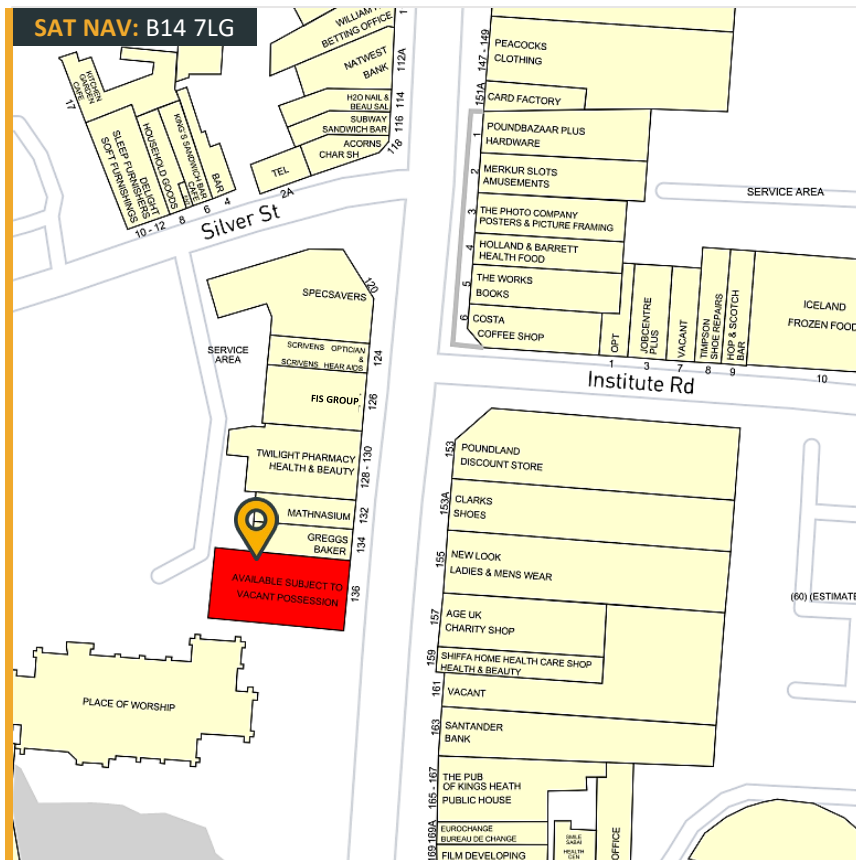
An Estate service charge will be levied to cover common area services and maintenance. Further information is available upon request. The budget for the current FY is £7,700 plus VAT.

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.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £73,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

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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