

**Freehold For Sale
with vacant possession**

**169, High Street, Harborne,
Birmingham B17 9QE**

NICHOLAS BRETT & CO

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- Freehold for sale with vacant possession
- Rare opportunity in affluent and popular Suburb
- Opposite Waitrose and close to Caffè Nero, Oliver Bonas & Pizza Express
- Other retailers close by include Marks & Spencer Simply Food, Superdrug, Greggs, Specsavers, Sainsburys Local, Boots, Waterstones & Home Bargains
- Thriving Evening Trade & Café Culture – Giggling Squid, Arco Lounge Bar, Costa, Pizza Express & Slug & Lettuce
- For sale by auction on 24th October 2024 – unless sold prior
- Guide price - £295,000 +
- VAT not applicable

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These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

Location

Harborne is one of Birmingham's most affluent residential areas with the Queen Elizabeth Hospital and Birmingham University close by.

The property occupies a prominent and busy location directly opposite Waitrose and close to Oliver Bonas, Waterstones, Caffe Nero, and Johnson Cleaners.

There is street parking to the front and several car parks close by.

Other retailers represented include Marks & Spencer Simply Food, Sainsburys Local, Boots, Greggs, Home Bargains, Specsavers, and W H Smith.

There is a thriving evening trade and café culture with Costa, Arco Lounge Bar, Pizza Express, Giggling Squid, and Slug & Lettuce all represented.

Description

The property comprises of a ground floor sales area having a Disabled WC with rear additional sales/ancillary and another WC.

Additional ancillary space is provided at first floor with staff facilities and a WC.

There is a small yard at the rear.

Accommodation

The property comprises of the following approximate areas and dimensions:-

Internal Width (front)	15'7"	(4.75m)
Built Depth	86'8"	(26.4m)
Ground Floor Sales	824 sq ft	(77 sq m)
Rear Sales/Ancillary	<u>437 sq ft</u>	<u>(41 sq m)</u>
Total Ground Floor	1,261 sq ft	(117 sq m)
First Floor Ancillary	639 sq ft	(59 sq m)

Energy Performance Certificate (EPC)

The property has a rating of 47 (Band B).

Terms*

The property is available for sale Freehold with vacant possession.

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**Former occupier's fixtures and fittings, trade equipment, furniture and other items remain in the property. The property is "sold as seen" including these items.*

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Guide Price

£295,000+ (see over for further details of the definition of guide and reserve price)

Plus fees (see over for costs at auction)

VAT

It is understood that VAT will not be charged.

Rating Assessment*

Rateable Value: £21,000

**This information should be verified by the new occupier. Further details available online at www.gov.uk.*

Viewing

Strictly by prior appointment with ourselves or our Joint Auctioneers:-



Ian Tudor – Commercial Auction Director
0121 312 1212
itudor@bondwolfe.com

Video Tour

Click [here](#) for an external You Tube Video Tour Link.

Subject to Contract September 2024

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Title Plan – Not to Scale

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DEFINITION OF GUIDE & RESERVE PRICE

All properties are sold subject to a reserve price, which is the minimum price the seller is willing to accept and is confidential between the seller and Auctioneer. The guide price is only an indication as to where the reserve is currently set and not necessarily the Auctioneers expectation of what it will sell for. If the guide price is a bracket figure, then the reserve price cannot be higher than the top end of the guide price, if the guide price is a fixed figure, then the reserve cannot be more than 10% above the guide price.

The guide price and reserve price can be subject to change at any time up to and including the auction day and, properties can often sell for substantially more than the quoted guide price.

COSTS AT AUCTION

When buying at auction you will unconditionally exchange contracts on the fall of the auctioneer's gavel, please therefore ensure you have read the legal pack for each property prior to bidding. They are all individual and include the terms and conditions of your purchase as well as any costs in addition to the purchase price.

The sale of each lot is subject to an administration fee of £2,160 inc VAT (£1,800.00 + VAT) (unless otherwise stated in the important information), payable on the fall of the gavel/at the end of the online auction. Please note that the administration fee for the Local Authority lots may differ and all interested parties should enquire directly with the Auctioneers as to the fee applicable.

Any additional costs excluding the administration fee will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack has been prepared by the seller's solicitor(s), who are responsible for its contents and disclosing all know information. It is available to download free of charge under the 'lot information', and you take responsibility for reading and understanding the legal pack and are bound by all the contents. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

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