

121-123 Barnes Hill | Birmingham | B29 5UN

## Class E unit to let on Barnes Hill

Ground Floor Sales  
62.20m<sup>2</sup> (670ft<sup>2</sup>)

- Eclectic mix of local, independent and national occupiers
- DFT Traffic Count – approx. 17,000 vehicles per day
- Nearby occupiers include **Asda**, **KFC**, **BP** and **Jimmy's Express**
- Available August 2025
- Rent - £22,500 per annum exclusive



TO LET



Location



Gallery



Contact



FHP are delighted to bring to market this well-positioned Class E premises, located in a thriving suburban setting. The property benefits from exceptional visibility and high footfall, making it ideally suited to a wide variety of occupiers.

## Location

Barnes Hill is amongst the busy Birmingham suburbs of Harborne, Quinton and Northfield, located approximately 6 miles southwest of the City Centre.

The subject property is located in a prime position with major occupiers in the immediate vicinity including **Asda**, **KFC** and **BP**.

Other occupiers represented near Barnes Hill include **Kwik Fit**, **Jimmy's Express**, **Swords Barber** and **Bartley Glass**.

## Description

The subject property provides ample ground floor accommodation, with ground floor sales and ground floor ancillary storage and staff facilities to the rear. Mains services to include electricity and water supply are provided.

The property benefits from two external shutters and glazed frontage.

## EPC

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





## Floor Areas

The property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	62.20	670
Ground Floor Ancillary	40	430
<b>Total</b>	<b>102.20</b>	<b>1,100</b>

## Lease Terms and Rental

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:-

**£22,500 per annum**  
**(twenty-two thousand five hundred pounds)**

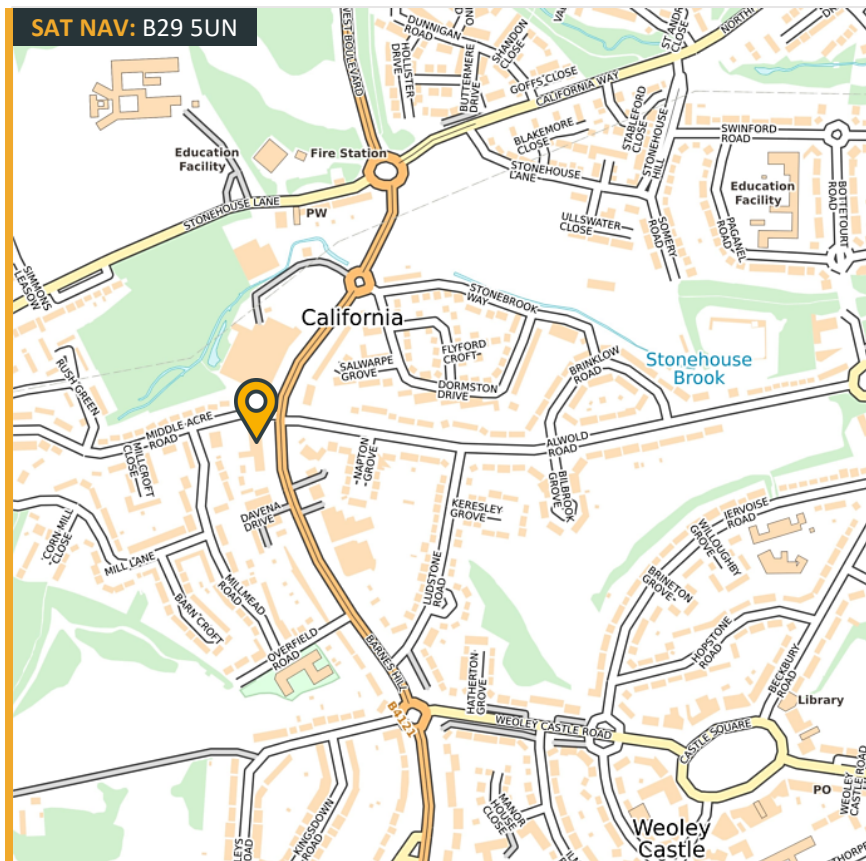
## Planning

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.

## VAT

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





## Business Rates

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

**Rateable Value (RV):** £12,500

**UBR Multiplier:** 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Further Information

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

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