



RETAIL UNIT TO LET

Gracechurch Shopping Centre, 114 The Parade, Sutton Coldfield, West Midlands, B72 1PA



2,386 SqFt (221.66 SqM) | £20,000 per annum inclusive

Key Features

- Good quality fitted out unit ready for immediate occupation.
- Rent inclusive of service charge
- Will suit independent retailer.
- Neighbouring occupiers include H&M, EE, Pandora and Bert & Gerts Art Centre.
- Flexible lease terms



LOCATION

The Gracechurch Centre is the principal shopping destination within the Royal Town of Sutton Coldfield with notable retailers to include **House of Fraser, H&M, River Island, Fat Face** and **Caffe Nero**. Gracechurch is also home to a number of thriving independent retailers including **Silver Tree Bakery, Crested Schoolwear, The Cake Solution, The Military Chocolatier, I am Yoga** and **The Patty Freaks Burgers**.

The Gracechurch Centre is now under new ownership with major improvements being implemented. The former BHS has also now been let to **Harvey Norman**, the Australian based home and electrical store who will open for Christmas 2025.

DESCRIPTION

A self-contained ground floor retail unit previously operating as a coffee shop providing ground floor sales with first floor ancillary accommodation.

Area	SqFt	SqM
Ground Floor Sales	1,725	160.25
First Floor Ancillary	661	61.41
Total Floor Area	2,386	221.66

TERMS

The premises are available on flexible lease terms on the basis of a 12 month term certain and rolling landlord/tenant mutual breaks thereafter.

ASKING RENT

£20,000 per annum inclusive

BUSINESS RATES

Rateable Value £39,750 Rates Payable 2024/2025 £19,835.25 prior to any transitional arrangements or small business relief.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Energy Performance Certificate available upon request

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:

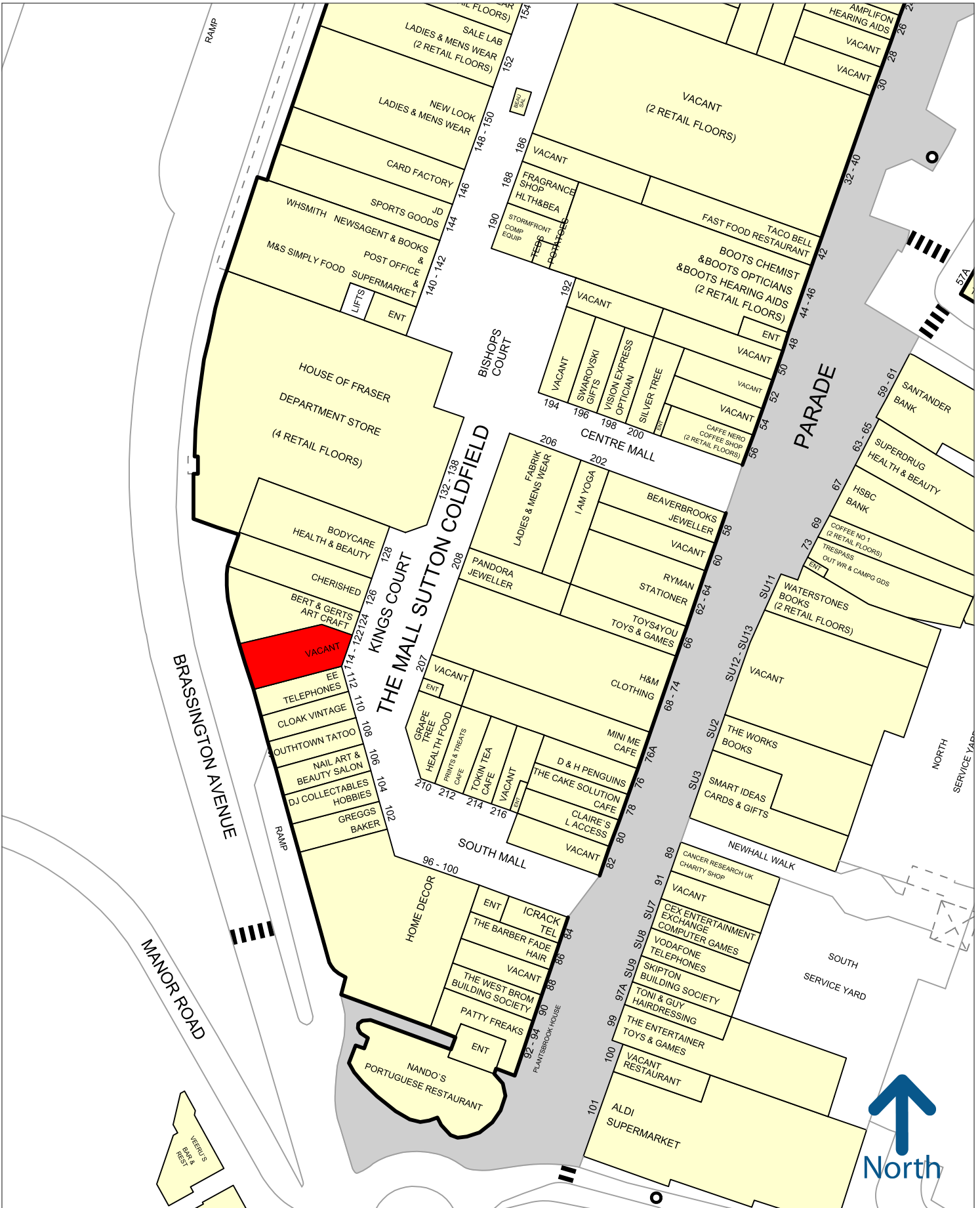


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50 metres

Experian Goad Plan Created: 14/02/2025
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