

RETAIL UNIT TO LET

Gracechurch Shopping Centre, 216 The Parade, Sutton Coldfield, West Midlands, B72 1PA

841 SqFt (78.13 SqM) | £20,000 per annum inclusive





KEY FEATURES

- Good quality fitted out unit ready for immediate occupation.
- Neighbouring occupiers include Tokin Tea, Home Décor and the Military Chocolatier.
- Rent inclusive of service charge
- Flexible lease terms
- Will suit independent retailer.

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 providing ground floor sales area currently providing sales counter with stainless steel sink unit and preparation area to the rear. Additional basement ancillary storage to include two WCs.



| Area | SqFt | SqM |
|-------------------------|------------|--------------|
| Ground Floor Sales | 618 | 57.41 |
| Basement | 223 | 20.72 |
| Total Floor Area | 841 | 78.13 |

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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 of service charge.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £16,250 Rates Payable 2024/2025 £8,108.75 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.

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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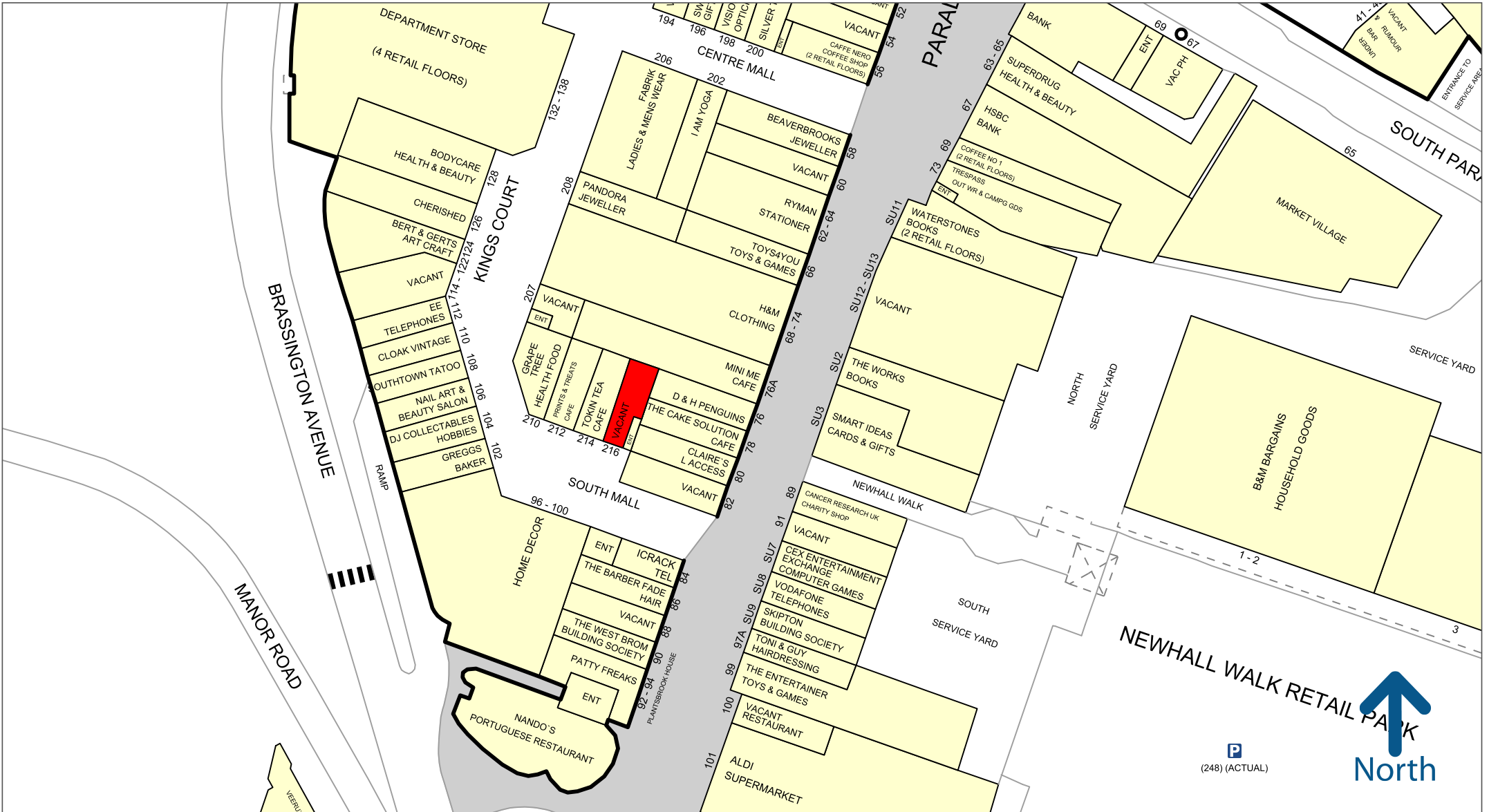


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50 metres

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Created By: Burley Browne

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