

TO LET - PRIME SHOPPING CENTRE UNIT



UNIT 110 GRACECHURCH SHOPPING CENTRE, SUTTON COLDFIELD, BIRMINGHAM B72 1PA

LOCATION

Sutton Coldfield is an affluent town located 8 miles to the North East of Birmingham. The centre is approximately 550,000ft² with weekly footfall in excess of 130,000.

The Gracechurch Centre is now under new ownership, a number of major improvements have been implemented. The 65,000 ft² former BHS has now been let to Harvey Norman, the Australian based home and electrical store, who will be open for Christmas 2025.

The internal mall will undergo a major face lift with the works proposed to start in 2025. The Southern part of the scheme will be redeveloped to provide F&B opportunities to a host of new occupiers. The works will also include new public realm.

Current occupiers within the centre include, **House of Fraser, H&M, River Island, JD Sports, WHSmith, Nandos, Cafe Nero** and **Pandora**. Local independent retails include, **Silver Tree Bakery, Crested School Wear, The Cake Solution** and **Phati Freaks Burgers**.

The Centre also provides the towns main, recently refurbished 950 space car park.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	68	733
First Floor Stores	67	724
Total	135	1,457

CONTACT

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608



BOX
property



TO LET - PRIME SHOPPING CENTRE UNIT

UNIT 110 GRACECHURCH SHOPPING CENTRE, SUTTON COLDFIELD, BIRMINGHAM, B72 1PA

TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£10,500 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows: To be assessed upon occupation.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

SERVICE CHARGE

The service charge for the current financial year is available upon request.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

For further information or
to arrange a viewing please
contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

Doug Tweedie
doug@fhp.co.uk
01159 507 577

boxprop.co.uk
01157 844 777

office@boxprop.co.uk

Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT