

TO LET - PRIME SHOPPING CENTRE UNIT



UNIT 190 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	95	1,022
First Floor Storage	28	301
Total	123	1,323

CONTACT

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BOX
property



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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

£55,000 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**

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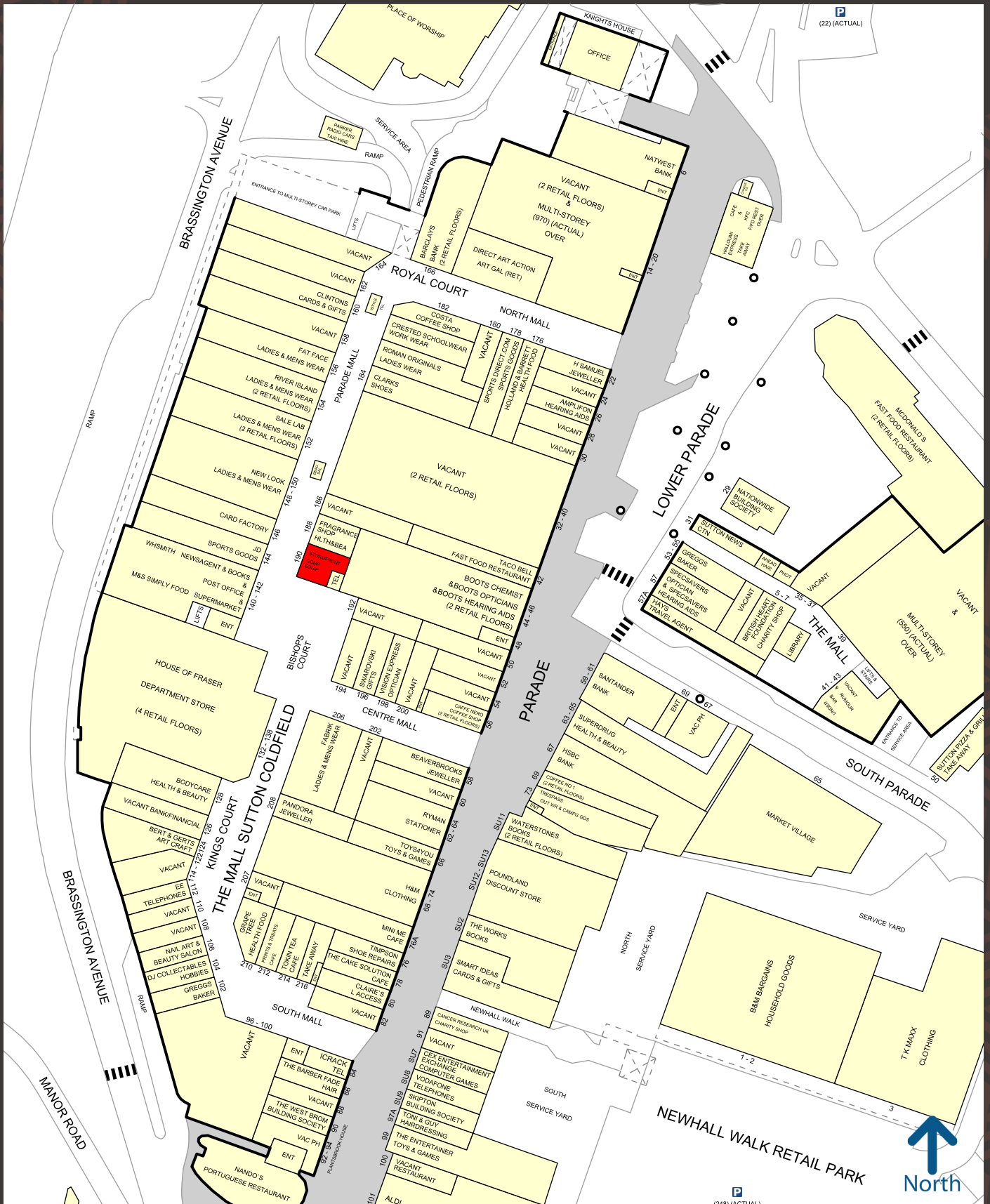
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