

# TO LET - PRIME SHOPPING CENTRE UNIT



## UNIT 194 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 550,000ft<sup>2</sup> 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 ft<sup>2</sup> 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	86	925
First Floor Sales	65	699
Basement	146	1,571
<b>Total</b>	<b>297</b>	<b>3,195</b>

### 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 194 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

**£65,000** 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

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

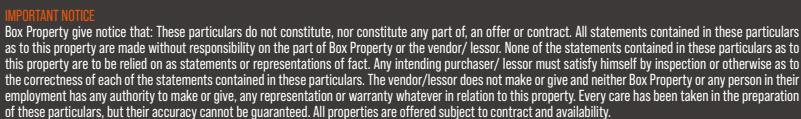
Ben Tebbutt  
ben@boxprop.co.uk  
07930 406 608

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



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