# **TO LET - PRIME SHOPPING CENTRE UNIT**



# UNIT 28 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  $\rm ft^2$  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	78	839
First Floor Stores	67	721
Basement	13	139
Total	158	1,699

### CONTACT

Frankie Labbate

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### Ben Tebbutt

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

£25,000 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.

All sums quoted exclusive of VAT if applicable.

For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

Frankie Labbate 07930 406 727

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### 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).

### **/ICE CHAP**

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

Available upon request.

Viewing is available by appointment with the sole agents.

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More And Notes 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 to be relied on as statements or representations of fact. Any intending purchaser/lessor uses statisfy 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.

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