



LOCATION

Sutton Coldfield is an affluent town located circa 8 miles to the North East of Central Birmingham. Supporting a total resident population of circa 295,000 (within a 20 minute drive time). The 550,000 sq ft scheme benefits from an annual footfall of circa 8 million. New lettings in this scheme include **Topshop/Topman, Fat Face, Swarovski & Pandora (relocation)**.

SITUATION

The Gracechurch Centre is the prime retail pitch in the town, anchored by **Marks & Spencer, House of Fraser, BHS** and **Boots** and also provides the town's main 890 space car park. The parade is a very high footfall, prime pedestrianised retail pitch within Sutton Coldfield, adjacent occupiers include **Beaverbrooks Jewellers** and **Ryman** with **H&M** and **Caffé Nero** within close proximity.

LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a rent of £70,000 per annum exclusive.

EPC

The property has an EPC rating of C - 63. A copy of the energy performance certificate is available upon request.

Accommodation

Ground Floor	119.65 sq m	1,288 sq ft
First Floor	109.81 sq m	1,182 sq ft
Basement	41.15 sq m	443 sq ft

Business Rates and Service Charge

Rateable Value (2010)	£77,000
Rateable Value (2017)	£55,500
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.479 pence
Service Charge	£12,646

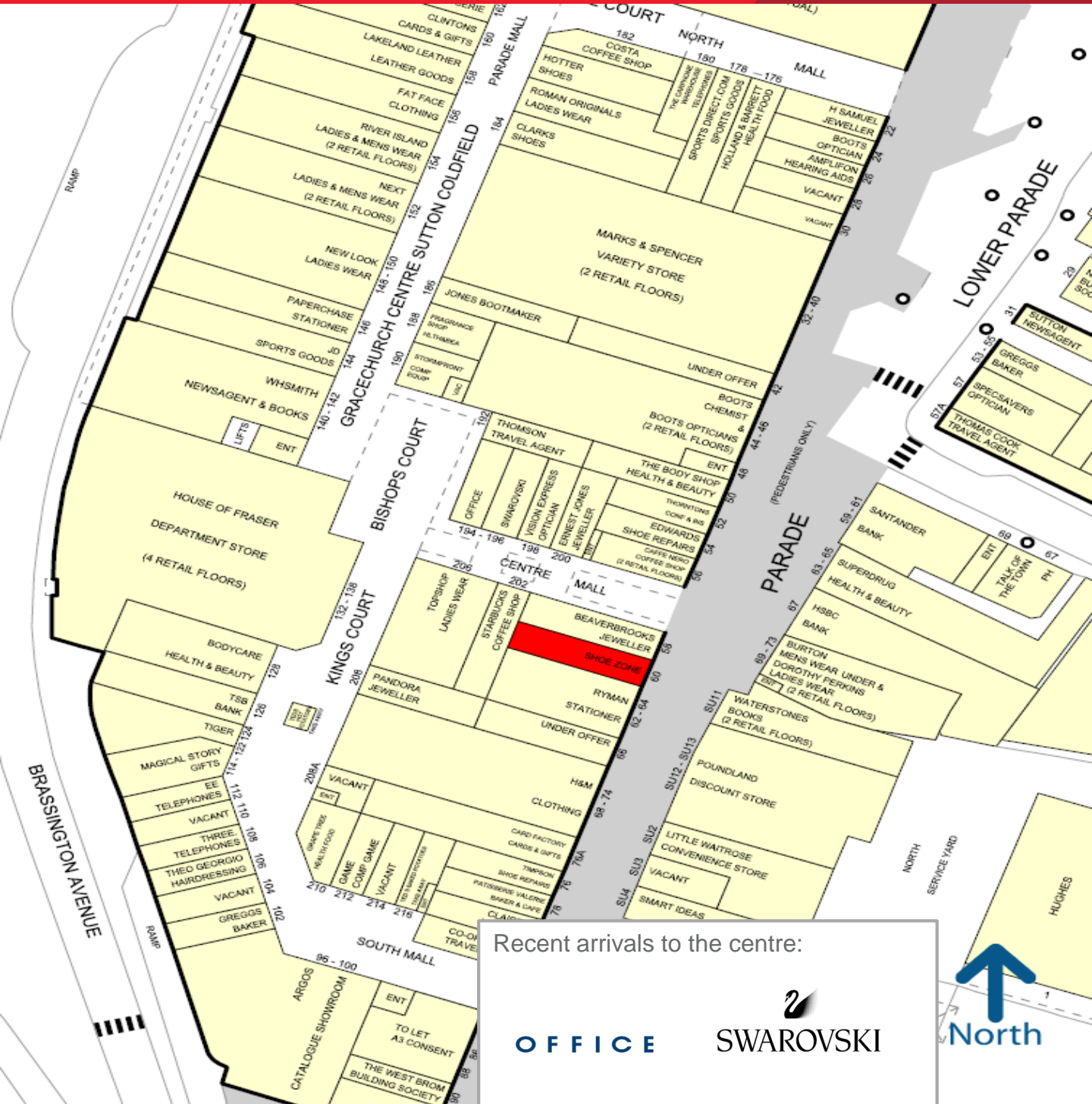
Interested parties are to verify with the Valuation Office Agency regarding Transitional Rates Relief.

For more information, please contact:

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Recent arrivals to the centre:



OFFICE SWAROVSKI



TIGER



North

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