



Location

Sutton Coldfield is an affluent town located 8 miles to the north east of Birmingham. The centre is approximately 550,000 sq ft with weekly footfall in excess of 130,000.

The centre is anchored by Marks & Spencer, House of Fraser and H&M. Recent lettings in the scheme have included Tiger, Office, Swarovski, Lakeland and Fat Face.

The unit is in a prominent position facing onto The Parade adjacent to Marks and Spencer.

Accommodation

Ground Floor	829 sq ft	77.04 sq m
Basement	146 sq ft	13.57 sq m
First Floor	714 sq ft	66.36 sq m
Total	1,689 sq ft	156.97 sq m

Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Contact

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Rent

£50,000 per annum exclusive.

Rates

Rateable Value	£45,500
Rates Payable (2016/17)	£22,614

Interested parties are advised to make their enquiries via the Local Authority to confirm this information.

Service Charge

£7,011 (2016).

Energy Performance Certificate

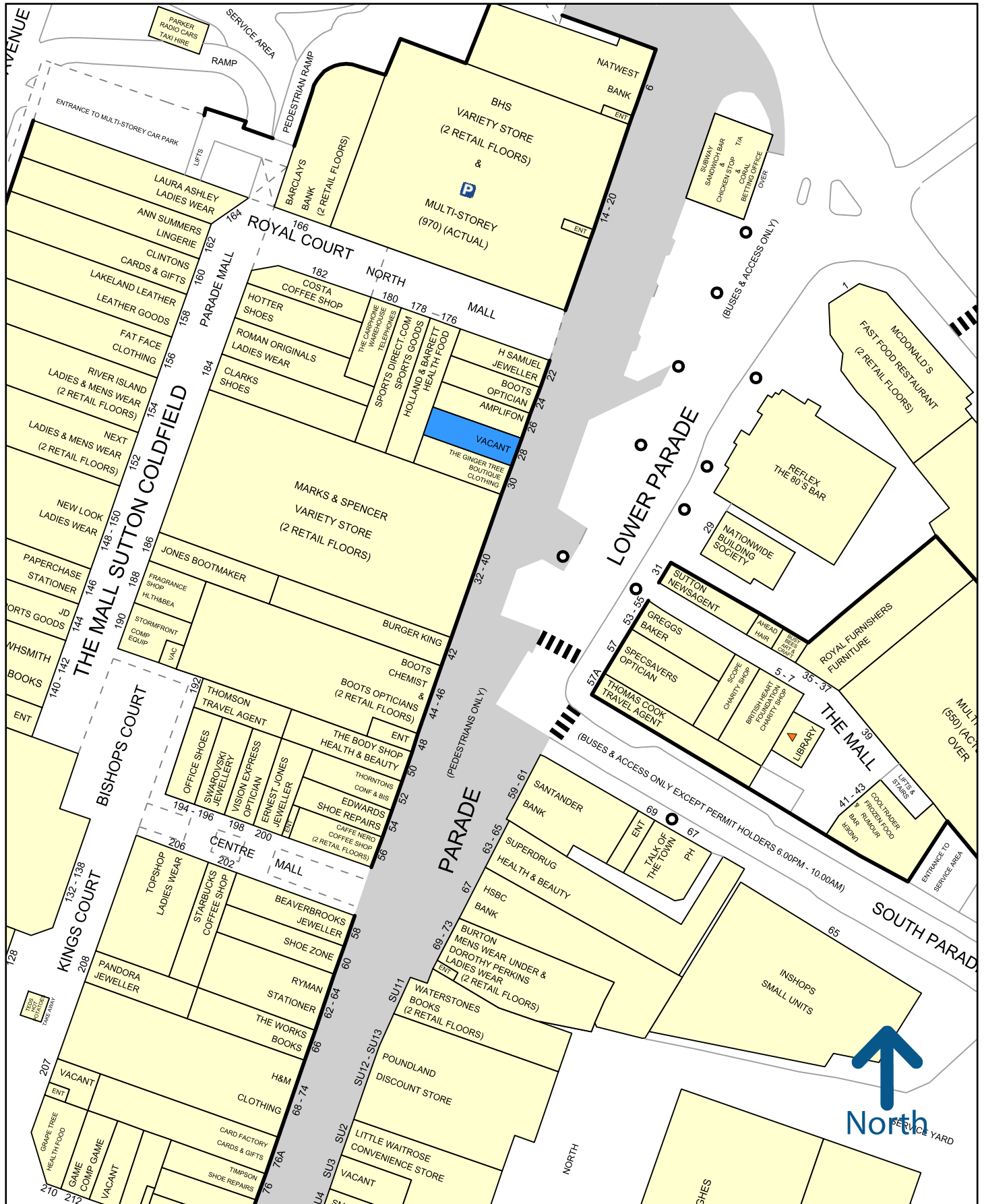
Available upon request.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Or through our joint agents

Cushman & Wakefield
0121 232 4921



50 metres

Experian Goad Plan Created: 19/08/2016
Created By: Kitchen LaFrenais Morgan