



Location

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

The centre is anchored by Marks & Spencer, H&M and House of Fraser who have recently undertaken a major refurbishment. Recent lettings in the scheme have included Tiger, Office, Swarovski, Lakeland and Fat Face. The unit is located on The Parade between Boots and Marks & Spencer.

Accommodation

Ground Floor	1,825 sq ft	169.61 sq m
First Floor	1,641 sq ft	152.51 sq m
Basement	1,993 sq ft	185.22 sq m
Total	5,459 sq ft	507.34 sq m

Lease Term

The property is 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

£95,000 per annum, exclusive.

Rates

Rateable Value	£49,750
UBR	0.466 (2017/18)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

£11,569 (2017).

Energy Performance Certificate

C - 57.

Costs

Each party is to be 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: 02/01/2018
Created By: Kitchen LaFrenais Morgan



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