

32/40 PARADE, GRACECHURCH CENTRE, SUTTON COLDFIELD

Long Leasehold or Leasehold available

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LOCATION

The subject premises occupies a prime location with dual frontage onto both the Parade and the Gracechurch Shopping Centre. Occupiers within close proximity both in the centre and on the Parade include, River Island, Next, Boots, Clarks and Sports Direct.

ACCOMMODATION

The premises is arranged over 4 floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	19,200	1785.5
Basement	18,800	1746.57
First	19,200	1783.73
Second	11,200	1040.51
Total Sales	68,400	6354.56

*The property is available as a whole or on a split.

TENURE

The premise is available on a long leasehold basis (due to expire 15/02/2073) with full vacant possession.

Alternatively, the premises are available on a new lease basis on the whole or part.

PRICE

We have instructions to assign the Long Leasehold liabilities for NIL.

Rental information available upon a request.

SERVICE CHARGE

There is currently an annual service charge of £126,352pa.



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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £470,000 pa

UBR Rate (2019/2020): 0.504p

Rates Payable: £236,880 pa

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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Important Notice

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