

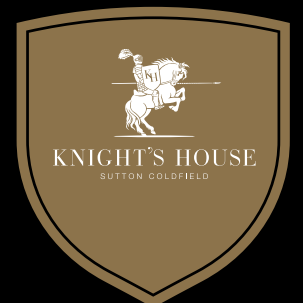
RETAIL/RESTAURANT OPPORTUNITY FROM SUMMER 2019



# KNIGHT'S HOUSE

SUTTON COLDFIELD, B72 1PD

NEW MIXED USE DEVELOPMENT IN THE HEART OF SUTTON COLDFIELD  
RETAIL/RESTAURANT UNIT TO LET  
Ground Floor – 2,615 sq ft (242.94m<sup>2</sup>) | Mezzanine – 980 sq ft (91.04m<sup>2</sup>)



## LOCATION

Knight's House is located at the top of The Parade and adjoins The Gracechurch Shopping Centre, which acts as the primary retailing destination in Sutton Coldfield town with retailers including; **House of Fraser, M&S, River Island, Topshop, Pandora** and **Costa**.

In addition to the nearby retailing, there is an abundance of bars and eateries in the immediate vicinity from national occupiers such as **TGI Friday's**, to strong independents such as **The Station** pub and **The Royal**, which are both staples of the Sutton Coldfield evening circuit.

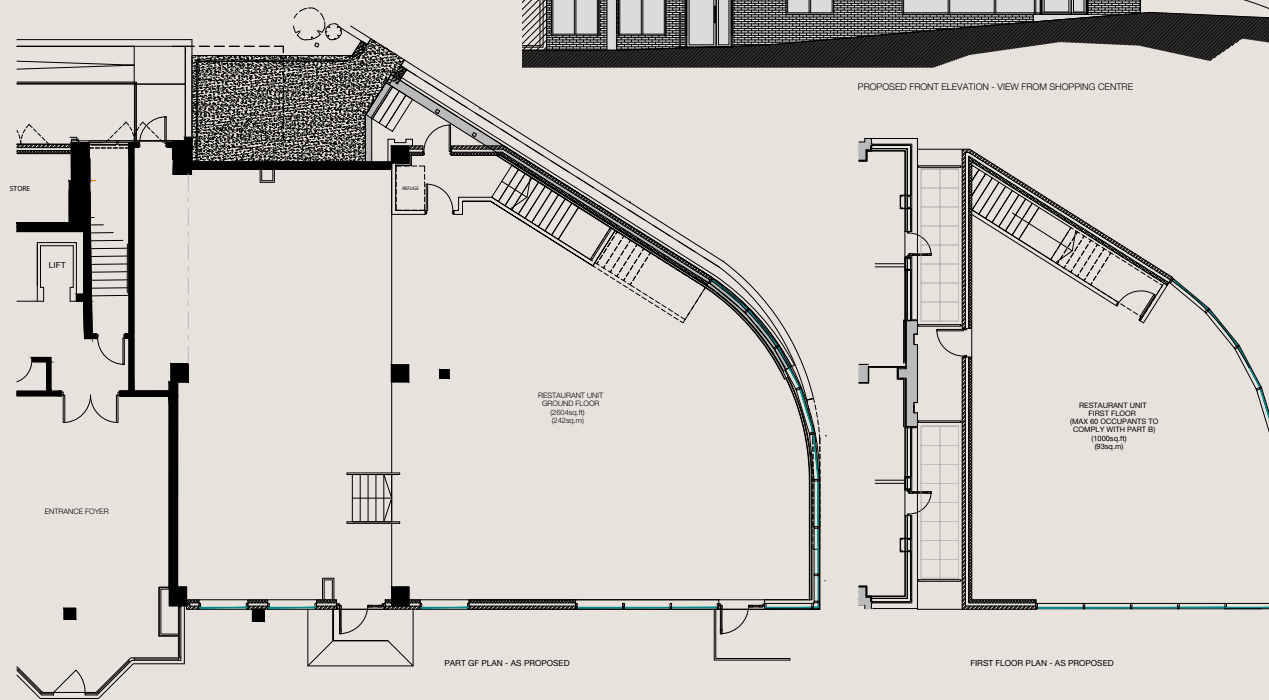
There are 3 pay and display car parks within walking distance and Knight's House has the added benefit of being situated within 100m walking distance of Sutton Coldfield train station, which provides direct links to Birmingham City Centre and Lichfield.

## DESCRIPTION

The development comprises a ten storey luxury residential apartment block with ground / mezzanine retail/leisure premises. The units will be handed over to a developer's shell specification with floor to ceiling glazing and capped off services for tenants individual fit out. Further details of the handover specification can be made available upon request



# FLOOR PLAN



## RENT

£50,000 pa.

## TERMS

The units will be available on new effectively full repairing and insuring leases, for a term of years to be agreed with further information available upon request.

## BUSINESS RATES

The newly configured premises will be reassessed for rating purposes on completion of the works. All interested parties should make their own enquiries with the Local Rating Authority on 0121 303 5509.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT which is applicable.

# FURTHER INFORMATION

For further information please contact the joint agents



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Knights House / February 2019

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