

## TO LET Retail Unit

Red Rose Centre. 21-57 The Lower Parade  
Sutton Coldfield, B72 1XX

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 37,530 sq ft
- ❑ Quoting rent upon application

### Contact

Rob Fraser – 07894 605513  
rob.fraser@rapleys.com

Ella Traynor – 07958 028582  
ella.traynor@rapleys.com

## Sainsbury's



Location

Sutton Coldfield is a town in the City of Birmingham, West Midlands, England.

The town lies around 8 miles northeast of Birmingham city centre, 9 miles south of Lichfield, 7 miles southwest of Tamworth and 7 miles east of Walsall.

The property is located within the Red Rose centre which is situated south of the town centre. Other occupiers include **Poundland, WH-Smith, Superdrug, B&M, Costa Coffee and HSBC.**

Accommodation

The premises are arranged over ground and basement floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	2,323	25,007
Basement	1,163	12,523
<b>Total</b>	<b>3,486</b>	<b>37,530</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – D-97.  
A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new lease on terms to be agreed.

Tenure

Rent on application.

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the property is £123,000.

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

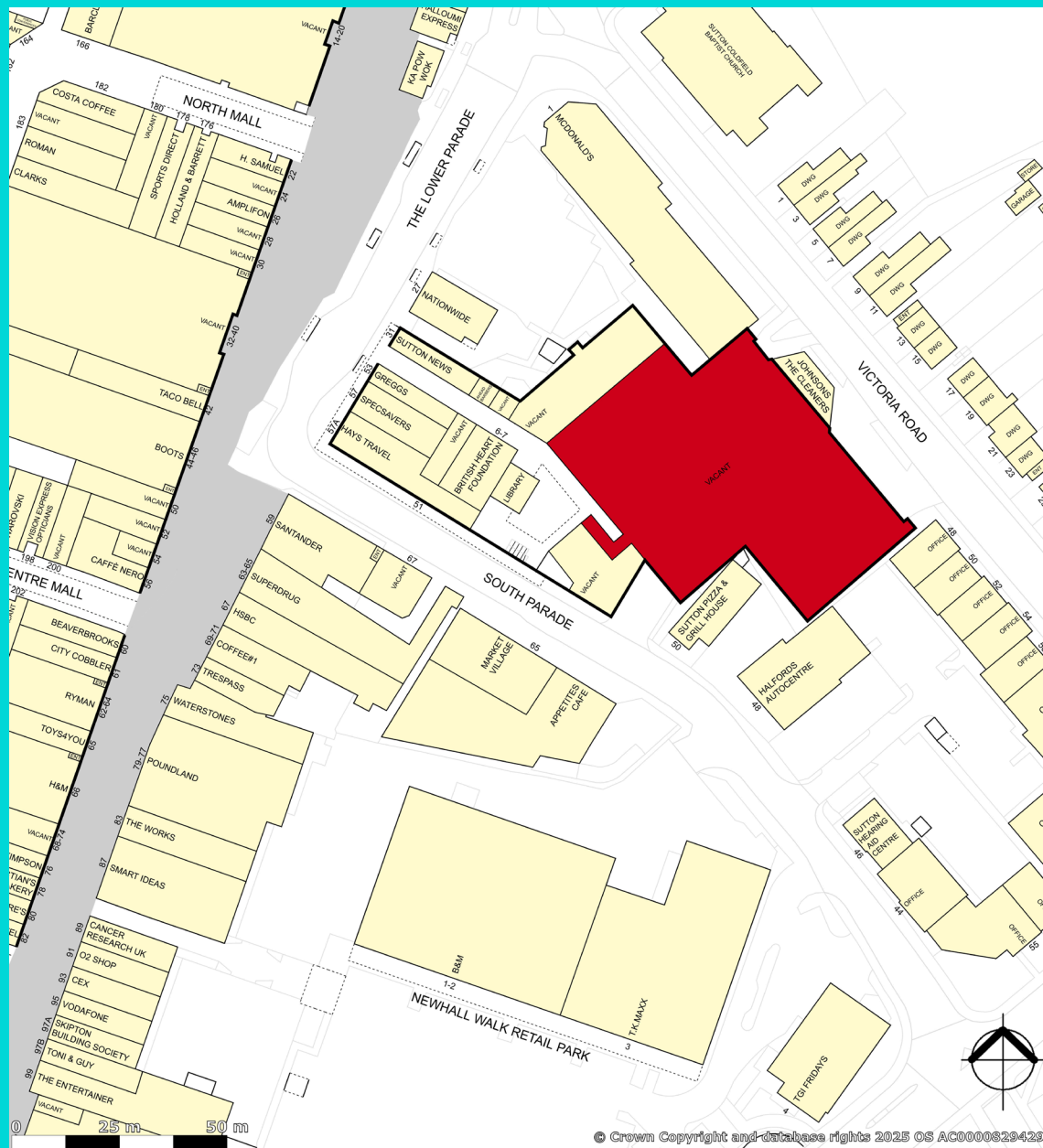
## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

## [Sainsbury's Property Disposals](#)





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0370 777 6292

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