Sutton Coldfield

To Let

Subject to Vacant Possession

Unit 91, The Parade, Birmingham, Sutton Coldfield, B72 1PL

- **Prime retail pitch**
- **GF 1,166 sq ft**
- **Strong footfall location**
- **Suitable for a range of uses within Class E (subject to planning)**
- **CACI estimate of 2,253,632 population within a 20-minute drive-time.**

Get more information

Richard Jones
0121 609 8719
07717 720808
richard.jones@avisonyoung.com

Sam Bellamy
0121 609 8181
07827 079762
sam.bellamy@avisonyoung.com

AVISON YOUNG

Retail/Leisure- Unit To Let

Unit 91, The Parade, Birmingham,
Sutton Coldfield B72 1PL

Location

The Parade forms part of the prime retail destination at the heart of Sutton Coldfield town centre, offering a vibrant mix of national and independent retailers within a predominantly pedestrianised setting. The location enjoys excellent connectivity, positioned approximately 9 miles north-east of Birmingham city centre and within easy reach of the M6 (Junction 6) and M42 (Junction 9), both around 6 miles away, providing swift access to the M5, M40 and wider Midlands motorway network.

Sutton Coldfield Railway Station is just a short walk from the property, providing regular services to Birmingham New Street in around 20 minutes, while numerous local bus routes operate along The Parade, linking the town with neighbouring suburbs and regional centres.

Benefiting from strong footfall and a substantial catchment drawn from Birmingham's northern commuter belt, The Parade represent the focal point for shopping and leisure within Sutton Coldfield. The area combines accessibility, visibility and a high-quality retail environment, making it a sought-after location for both occupiers and visitors.

The property is situated adjacent to **Cancer Research** and **CEX** whilst other notable occupiers in close proximity include **Pandora**, **Swarovski, H&M** and **Harvey Norman** which is due to open in 2026.

Accommodation

The unit is arranged over ground and first floor, providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sqm)
Ground	**1,166**	**108.3**
First	**1,228**	**114.1**
Total	**2,394**	**222.4**

Lease Terms

Available by way of a new lease, subject to obtaining vacant possession, terms to be agreed.

Rent

£47,000 pax.

Service Charge

We understand the current service charge payable to be £4,824 pa.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	**£52,000**
UBR:	0.546
Rates Payable:	£28,392

Interested parties should carry out their own investigations.

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.

EPC

A copy of the certificate can be made available upon request.

Legal Costs

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

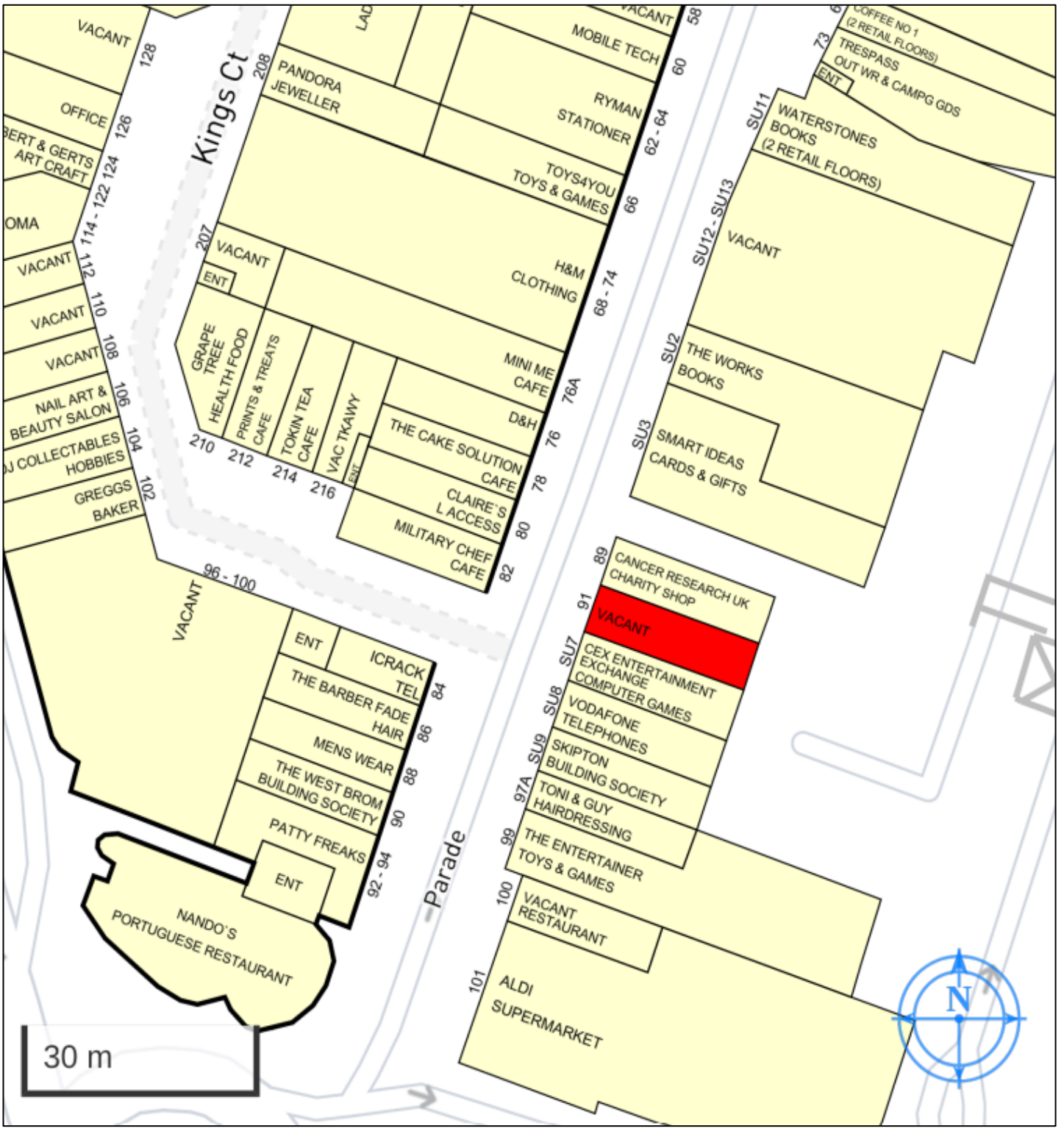
VAT

VAT if applicable will be charged at the standard rate.

AVISON YOUNG

Retail/Leisure- Unit To Let

Unit 91, The Parade, Birmingham,
Sutton Coldfield B72 1PL

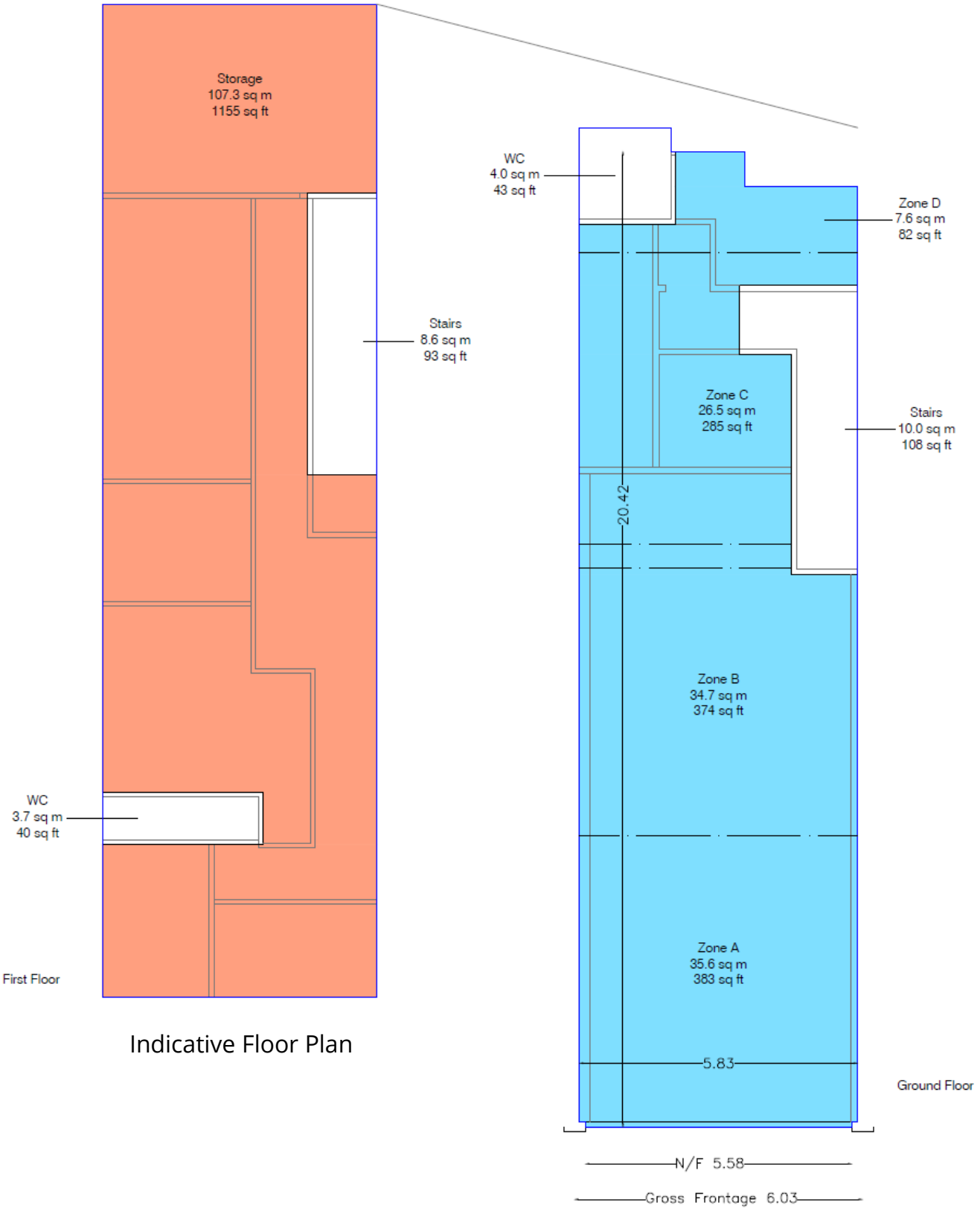


Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

AVISON YOUNG

Retail/Leisure- Unit To Let

Unit 91, The Parade, Birmingham,
Sutton Coldfield B72 1PL



Indicative Floor Plan

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

AVISON YOUNG

To find out more, please contact

Richard Jones
0121 609 8719
07717 720808
richard.jones@avisonyoung.com

Sam Bellamy
0121 609 8181
07827 079762
sam.bellamy@avisonyoung.com

November 2025

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

AVISON YOUNG