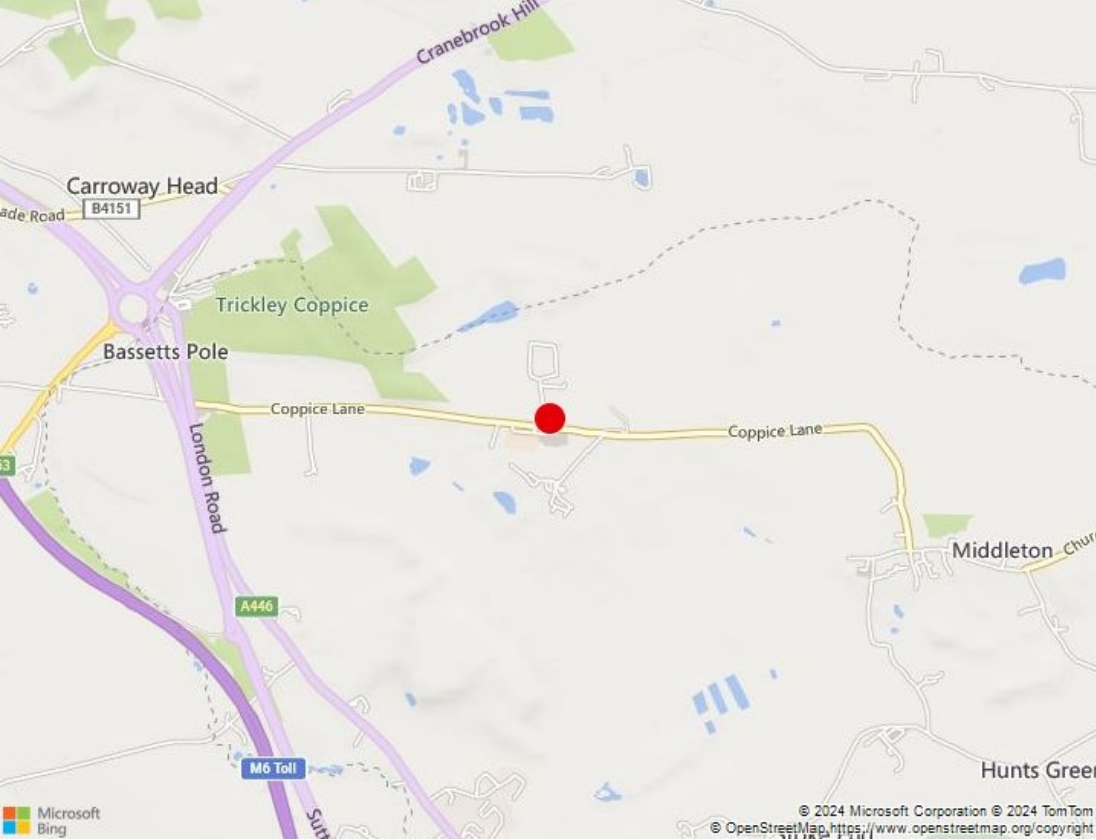


NEW HIGH QUALITY RETAIL UNITS TO LET

Coppice Lifestyle, Coppice Lane, Middleton, Staffordshire, B78 2BU

1,734 - 11,016 SqFt (161.09 - 1,023.39 SqM) | On Application





KEY FEATURES

- A luxury lifestyle and food destination close to Sutton Coldfield
- High Quality / Luxury Lifestyle operators sought
- An additional 11,000 sq ft of retail space is being provided
- New units providing ground floor and mezzanine accommodation
- Available January 2025

LOCATION

Coppice Garden Centre is a luxury lifestyle; garden centre and food destination on the outskirts of Sutton Coldfield, being just off the A456, close to Bassett Pole where the A38, A453 and A456 intersect encompassing a **Garden Centre, Forage Food Store and Fig and Olive** restaurant, together with a number of quality occupiers including **Heart Galleries, Amare Bridal, The Salon at Coppice, Lucy Foster Clinic and Kartar & Seibo**

DESCRIPTION

High Quality / Luxury Lifestyle operators sought for Phase 3 which provides five additional retail units providing accommodation at ground and first floor mezzanine.



Area	SqFt	SqM
Unit 11 - RESERVED	3,226	299.7
Unit 12 - Ground Floor 1226 sq ft Mezz 613 sq ft	1,839	170.84
Unit 13 - Ground Floor 1226 sq ft Mezz 613 sq ft	1,839	170.84
Unit 14 - Ground Floor 958 sq ft Mezz 776 sq ft	1,734	161.09
Unit 15 - UNDER OFFER	2,378	220.92
Total Floor Area	11,016	1,023.39

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TERMS

The premises are available by way of new 5 year leases

ASKING RENT

On Application

SERVICE CHARGE

A small service charge is levied to cover a due proportion of the services to be provided by the landlord.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

New units to be assessed.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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