



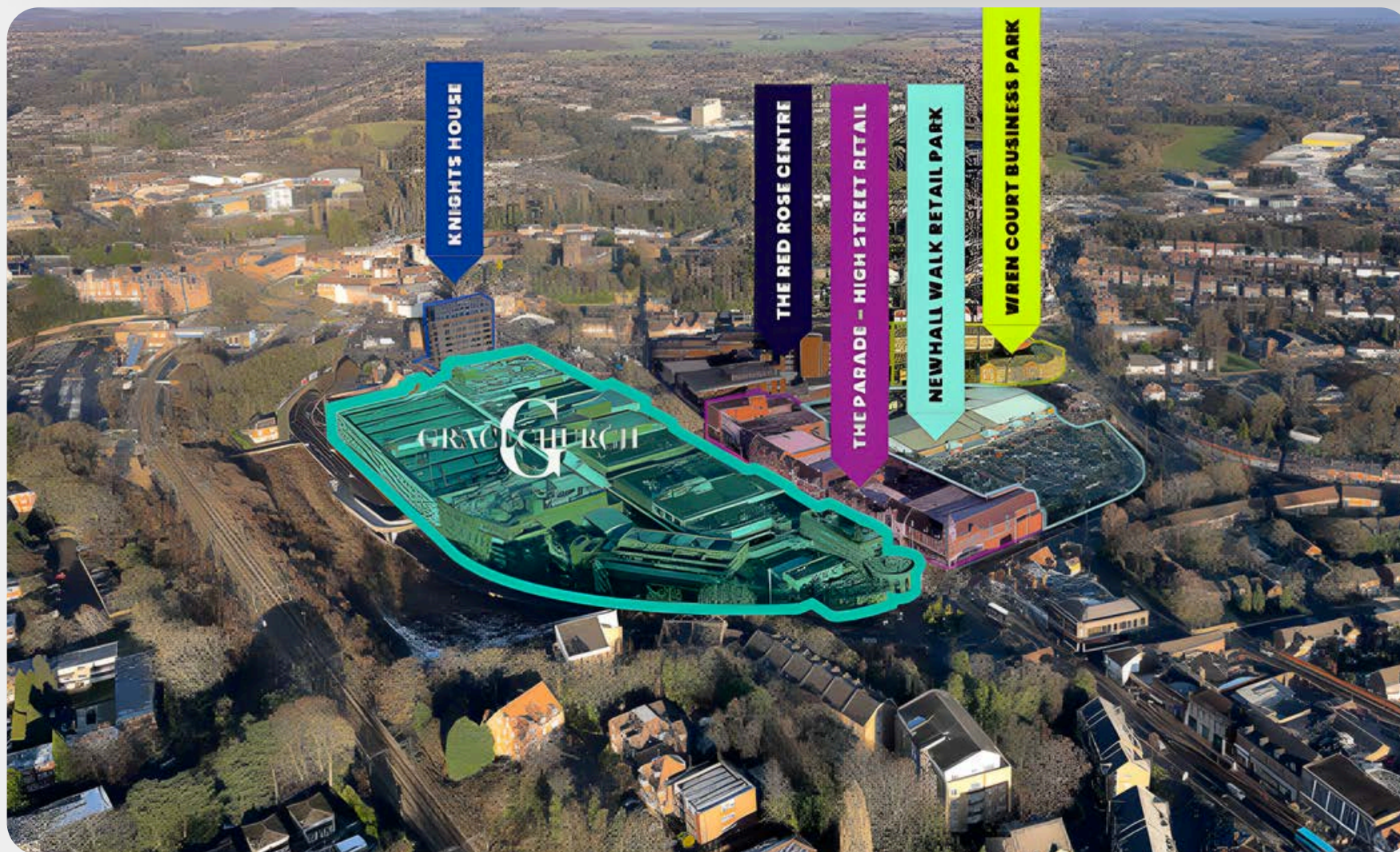
ASSET OVERVIEW

GRACECHURCH
ROYAL SUTTON COLDFIELD



THE OPPORTUNITY

Gracechurch: Your Next Prime Retail Destination



Gracechurch stands as the **primary retail and leisure** destination within The Royal Sutton Coldfield, an affluent, high-income¹ suburban town in the West Midlands.

With approximately **1,000,000 sq ft GIA comprising of c. 520,000 sq ft directly lettable space, a multi-storey car park and communal areas**, it accommodates a mix of national and international anchors, leisure operators, food & beverage operators, and large-scale mixed-use conversion.

¹Median income higher than London

AFFLUENT CATCHMENT & DEMAND



DEMOGRAPHIC STRENGTH

44% affluent, car-owning visitors

Highest net annual household income in the region. (strong high-income suburban market)

- Median household income of **£65k** within a **1-mile** radius
- **67% higher** than the West Midlands average
- **44% higher** than the London average



RESIDENTIAL GROWTH

Home ownership is notably high, with **78%** of households owning their homes outright or through a mortgage.

85% of households own **at least one car**, and **46%** possess **two or more vehicles**, reflecting **strong economic stability and mobility**.

~**5500** new homes by 2031

Within a **12-minute** drive time

<https://www.langleysuttoncoldfield.co.uk/>



FOOTFALL & CONNECTIVITY

Approximately **5.5 million annual visitors**, with a clear trajectory toward **8 million** as repositioning completes and anchors open.



2 minute walk from the train station serving ~ 940,000 passengers annually



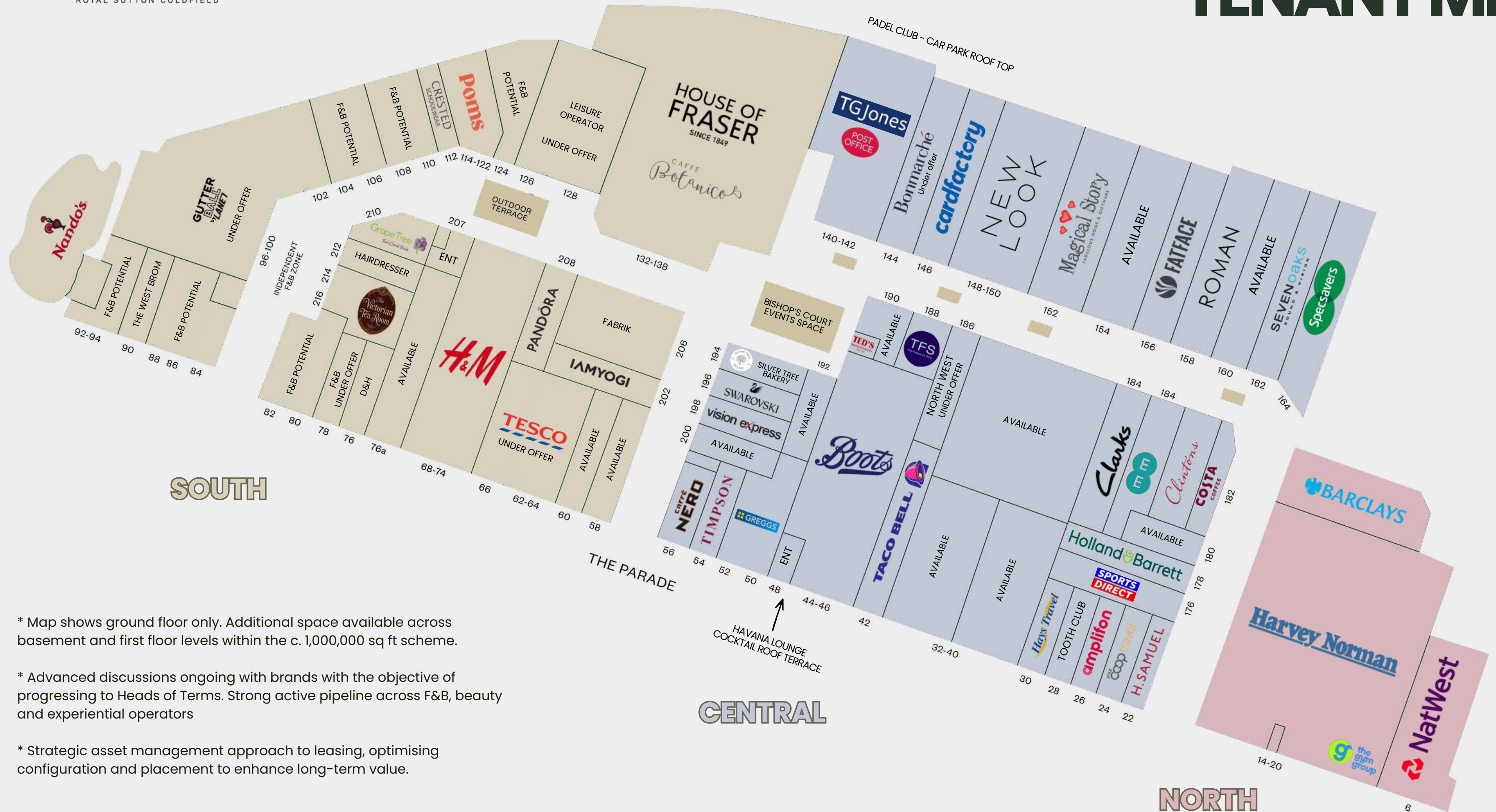
1 minute walk from a key bus hub covering 19 + routes, 1.5M users annually



Adjacent to **Sutton Park**, the largest urban park in Europe (c. 10 sq km), drawing visitors year-round



850-space fully upgraded multi-storey car park with EV-charging integration



SOUTH

CENTRAL

NORTH

- * Map shows ground floor only. Additional space available across basement and first floor levels within the c. 1,000,000 sq ft scheme.
- * Advanced discussions ongoing with brands with the objective of progressing to Heads of Terms. Strong active pipeline across F&B, beauty and experiential operators
- * Strategic asset management approach to leasing, optimising configuration and placement to enhance long-term value.

INTERNATIONAL AND NATIONAL BRANDS



Gracechurch Centre has been attracting a variety of big names. Since acquisition, footfall has **increased by c. 10%**, clearly reflecting active repositioning and redevelopment.



The Centre is demonstrating significant growth, improved tenant quality, and expanding market relevance. Sustained interest from both national and strong regional operators continues to be driven by rising footfall, improving mix, and the scale of anchor commitments.



280,000 sqft
OCCUPIED BY KEY ANCHOR TENANTS



Harvey Norman

INTERNATIONAL AND NATIONAL BRANDS

80+
STORES

HOUSE OF
FRASER
SINCE 1849

The tenant line-up now includes recognised national and international brands such as **House of Fraser, Harvey Norman, Pandora, H&M, Swarovski, Specsavers, Holland & Barrett** etc. alongside a strong health & wellness and family-focused tenant mix.

With over 80 stores, the scheme combines destination anchors with everyday essentials and lifestyle operators - driving repeat visits, cross-shopping and consistent trading performance.



Nando's



NatWest



SWAROVSKI



Ryman



CAFFÈ
NERO

Clarks

COSTA
COFFEE

H.SAMUEL

TGJones



Holland & Barrett



HARVEY NORMAN

A PROMINENT RETAILER IN AUSTRALIA AND BEYOND

Harvey Norman is a multinational retailer, known for its large-format stores that specialise in furniture, appliances, technology, and lifestyle products. The Group operates **300+ stores** across **eight countries** and has a market capitalisation of approximately **A\$7.7–8.1 billion** (early 2026).

Harvey Norman is at The Gracechurch Centre with a **53,000 sq ft flagship store** and its **UK headquarters**. The global retail giant has signed a **20-year lease** at the shopping centre.



- The northern side of the Centre has undergone extensive redevelopment, with **£4 million** invested to create a modernised retail environment, accommodating major international anchors.

- For reference, Harvey Norman opened its first English store at Merry Hill Shopping Centre in 2024, where the centre has since reported **~5.5–5.6%** year-on-year footfall growth (H1 2025).



Harvey Norman
Opening Video



PREMIUM BRANDS NOW AVAILABLE IN GC



SAMSUNG



dyson



Microsoft

NESPRESSO. FISHER & PAYKEL



smeg

LIEBHERR

NINJA



LG

Sage

GRACECHURCH
ROYAL SUTTON COLDFIELD

SOUTHERN AREA REDEVELOPMENT



FOOD, BEVERAGE & LEISURE

The Southern area will be activated with a mix of tenants to establish the asset as a distinctive, experience-led destination.

LANE7 clip'n climb Poms



25-unit RESIDENTIAL DEVELOPMENT:

- 40 residents living directly above the retail units
- Immediate local customer base at the doorstep
- Active day-to-evening environment supporting F&B and leisure

SUCCESS STORY – SILVER TREE BAKERY

Alongside attracting national retailers, numerous independent and local brands operate with notably high success, demonstrating the centre's ability to support scalable local businesses such as silver tree.

Originally introduced as a temporary pop-up, Silver Tree exceeded expectations almost immediately. Strong customer response and sustained demand led to the opening of a permanent location, a clear example of organic growth within the centre.



Active Footfall Driver

- Generates consistent daytime traffic and supports cross-shopping across neighbouring retailers.

High Engagement Brand

- Delivers strong social media activity and customer engagement, contributing to the Centre's online visibility and vibrancy.

Collaborative Partner

- Actively works with Gracechurch on campaigns and community initiatives.

All-Day, All-Age Appeal

- Attracts families, professionals, students and retirees, strengthening demographic breadth.

REFURBISHMENT STRATEGY



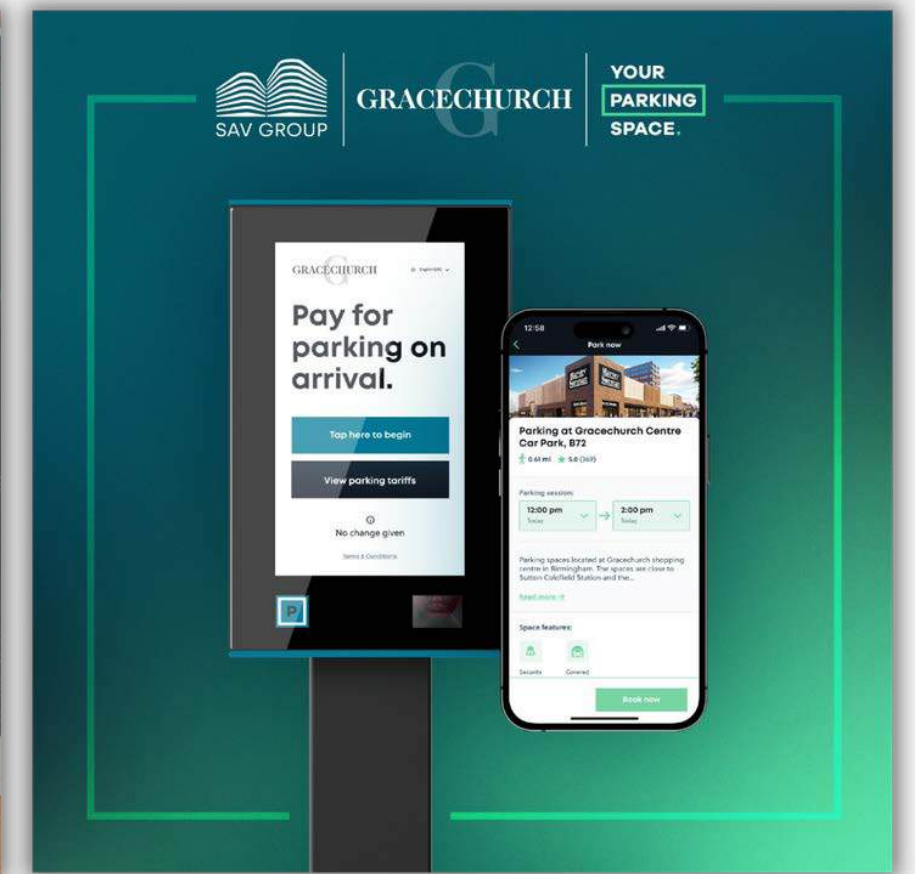
Gracechurch is undertaking a c. **£600,000** comprehensive refurbishment to modernise the environment and reposition the asset as a contemporary, **experience-led** destination.

Works include upgraded ceilings, lighting, seating, greenery, digital display screens, canopies and projection systems – enhancing dwell time, brand perception and future-proofing the asset for long-term performance.

PARKING STRATEGY:

A new parking operator, **YourParkingSpace** has been appointed to integrate frictionless payment systems, real-time data analytics and professionalised management – improving operational performance and customer experience from first arrival.

Introduction of **EV charging** infrastructure to provide renewable-powered charging, generate ancillary income and increase customer dwell time. The integration supports ESG objectives, enhances long-term asset resilience and aligns Gracechurch with accelerating UK EV adoption trends.



ROOFTOP PADEL

The car park rooftop presents an opportunity to introduce **premium padel courts**, activating underutilised space and enhancing Gracechurch's leisure proposition.

- Creates a distinctive rooftop destination within Royal Sutton Coldfield
- Extends dwell time beyond core retail hours
- Drives cross-spend with F&B and evening economy
- Aligns with affluent, health-conscious local demographics
- Market appetite for premium padel facilities continues to grow across the UK

PLANNING CONSENT SECURED

Planning application has already been approved for rooftop padel courts on the Gracechurch car park, providing a clear pathway for delivery and reducing development risk. The approved scheme enables efficient progression and offers the potential to generate income from previously non-trading space while enhancing the overall strength and diversity of the asset.

We are currently in negotiations with two padel operators regarding potential rooftop delivery.

- One operator has provided proof of funding of up to **£1,500,000**, demonstrating financial capability and serious intent
- Discussions are ongoing and subject to agreed commercial terms
- Market appetite for premium padel facilities continues to grow across the UK

**FOR ALL LEASING ENQUIRIES
PLEASE CONTACT:**

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