



CASTLE BROMWICH

Timberley Lane  
Castle Bromwich  
Birmingham, B34 7EH

TOTAL  
DEVELOPMENT  
**61,118 sq.ft**  
(5,678 sq.m)

- Busy Suburban Location
- Free 2 hours Car Parking
- E Class use. Subject to Planning
- Occupiers include Greggs, Iceland and Domino's

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**LCP.**  
part of MCore

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)



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CASTLE BROMWICH

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## DESCRIPTION

- 38 retail units
- FREE 2 hours car parking
- Served by numerous local bus routes
- Rear service yard

## POSSIBLE USES

- E class and A5 use (takeaways). Subject to planning.

## SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## AVAILABLE UNITS

If you are interested in taking space at Castle Bromwich Shopping Centre, please contact Creative Retail on 0121 400 0407.





## CASTLE BROMWICH

### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### RATES RELIEF/PAYABLE

Interested parties are advised to make their own enquiries with the local authority.

### UNITS AVAILABLE

	Sq.ft	Sq.m	Rent ex VAT	Rateable value	Service charge	EPC
Unit 9	891	83	£15,000	£13,000*	£1,567	D85
Unit 7	1,049	97	£18,000	£13,500*	£1,514	D92

\*Potential occupiers to make own enquiries to clarify accuracy of data.



OVER  
1.2 MILLION  
VISITORS  
PER  
YEAR\*\*



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## VIEWING

Strictly via prior appointment  
with the appointed agent:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

Ed Purcell

M: 07993 808974

E: [Ed@creative-retail.co.uk](mailto:Ed@creative-retail.co.uk)

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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.



2 HOURS  
**FREE**  
ON-SITE CAR  
PARKING

Owned and Managed by



Rakesh Joshi

M: 07741 385322

E: [RJoshi@lcpproperties.co.uk](mailto:RJoshi@lcpproperties.co.uk)

08-11-23 NOV 2023