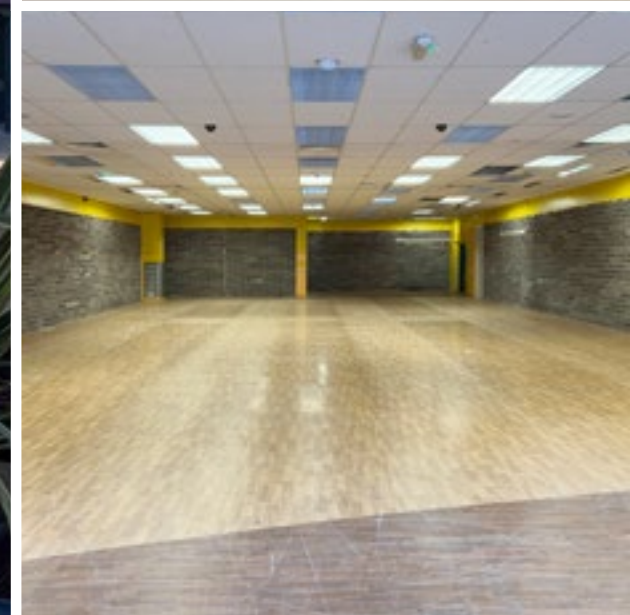


24hr Vehicle Access to Loading Bay



TO LET

Retail Unit

6,877 sq.ft

Ground Floor and Basement

(638.9 sq.m)

Unit 83b, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

- Situated between Poundland and Wilko
- 686 free parking spacing
- Anchored by a 75,000 sq.ft ASDA supermarket
- Nearby national occupiers include: ■ GREGGS Poundland



Unit 83b, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	3,637	337.9
Basement	3,240	301
TOTAL	6,877	638.9
Rent	£38,000	
Rateable value from April 23	£36,500	
Service Charge	£22,184	
Insurance	£2,175	
EPC	C29	



LOWER FLOOR

Unit 83b, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

Description

Chelmsley Wood Shopping Centre is a dominant convenience and community shopping centre in the heart of the town. The centre benefits from an annual footfall of 7.5m people and is anchored by a 75,000 sq.ft ASDA supermarket. Chelmsley Wood Shopping Centre benefits from a total of 686 free parking spacing. Other national retailers include Wilko, Iceland, Home Bargains, New Look, Sportsdirect, Poundland, Boots.

Rent

£38,000 per annum.

Rateable Value

Rateable Value (2023) £36,500. Interested parties are advised to make their own enquiries with the local authority.

Services

All mains services are available.

Service Charge & Insurance

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

Energy Performance

Further information available upon request.

Planning

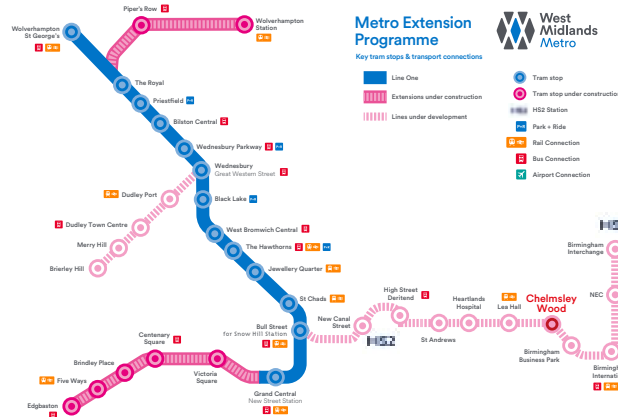
All uses considered subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

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

Location - B37 5TT

Chelmsley Wood is approximately 8 miles to the east of Birmingham and 5 miles to the north of Solihull. It benefits from excellent links to the national road network, located approximately 0.5 miles west of the intersection between the M42 and the M6. In addition, the area is currently undergoing the biggest redevelopment project in its history and is earmarked as a key transport hub for High-Speed Rail 2 and the tram link between Birmingham City Centre and the International Airport.



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31653 FEBRUARY 2023

Viewing

Via prior appointment with the appointed agents, or if you are onsite and would like an immediate viewing please contact the centre manager, Rich Miles on 07568 429141.



Ed Purcell 07793 808 974
ed@creative-retail.co.uk

Guy Sankey 07415 408 196
guy@creative-retail.co.uk



Russ Power 07810 824374
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Owned and Managed by



Rakesh Joshi 07741 385 322
R.Joshi@lcpproperties.co.uk

Unit 83b, Chelmsley Wood Shopping Centre, Birmingham B37 5TT



Serviced by over

1500
BUSES

A Day



686

FREE

Car Park Spaces



£45m

Potential consumer spend
within the immediate retail
catchment



8m

Annual Footfall



98k Catchment
Population
within a 10 minute drive time

569k Catchment
Population
within a 20 minute drive time

