

PRIME
PITCH



TO LET

Retail Unit

2,568 sq.ft

(238.6 sq.m)

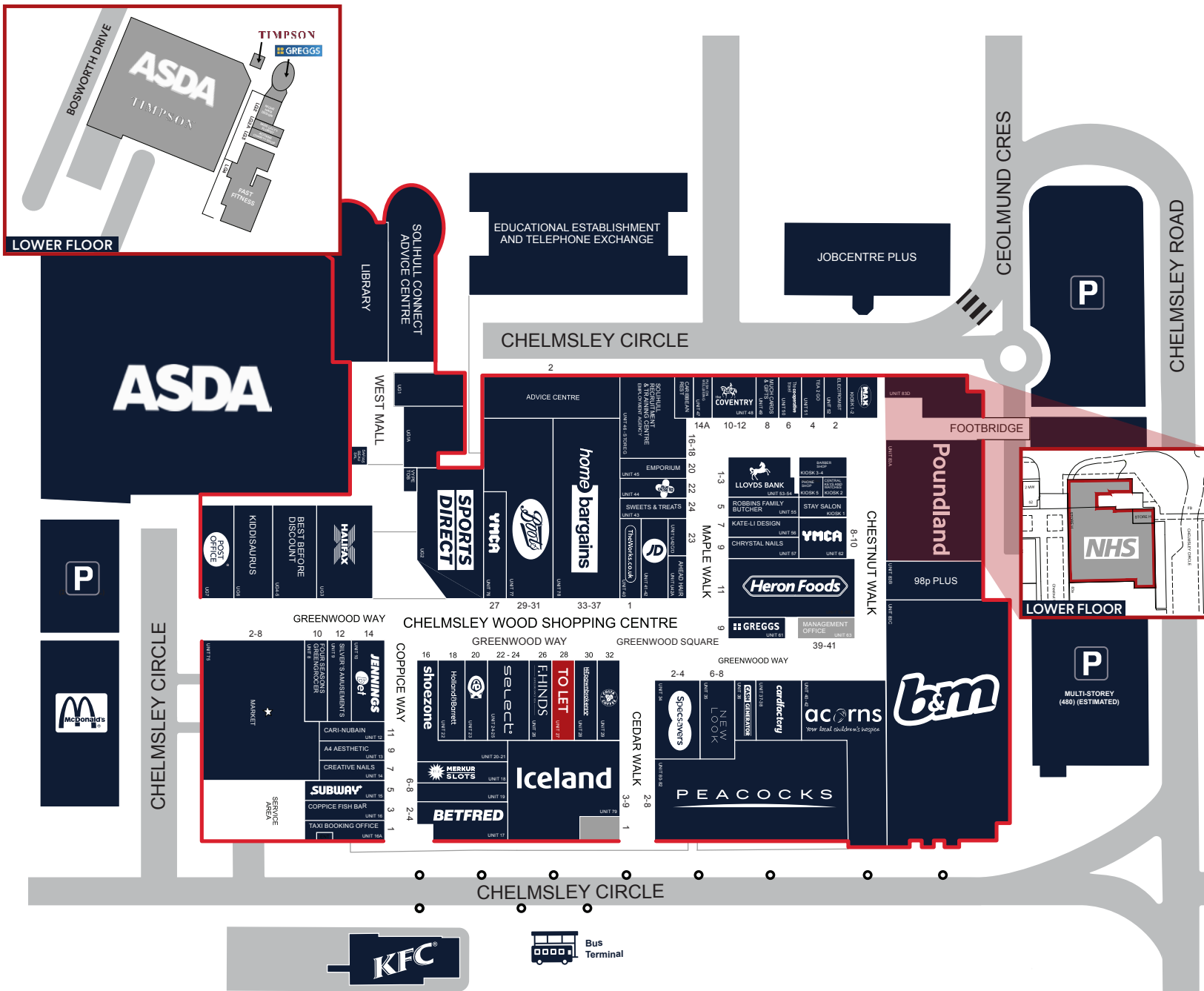
Unit 27 - 28 Chelmsley Wood Shopping Centre, Birmingham B37 5TT

- 24hr access available
- 525 free parking spacing
- Anchored by a 75,000 sq.ft ASDA supermarket
- Late night trading availability
- Nearby national occupiers include: **GREGGS** **Poundland** **Boots** **Iceland.co.uk**



Unit 27 - 28 Chelmsley Wood Shopping Centre, Birmingham B37 5TT

| Areas (approx. NIA) | Sq.ft | Sq.m |
|---------------------|--------------|--------------|
| Ground Floor | 2,568 | 238.6 |
| TOTAL | 2,568 | 238.6 |
| Rent | £28,500 | |
| Rateable Value | £20,250 | |
| Service Charge | £14,015 | |
| Insurance approx. | £1,312 + vat | |



Unit 27 - 28 Chelmsley Wood Shopping Centre, Birmingham B37 5TT

Description

The unit is located in the heart of the Chelmsley Wood Shopping Centre. Directly opposite Boots and Home Bargains stores. There is also a large storage area, WC and kitchen.

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 525 free parking spaces.

Other national retailers include Iceland, Peacocks, New Look, Sports Direct, Poundland, Costa.

Rent

£28,500 per annum.

Rateable Value

Rateable Value £20,250. Interested parties are advised to make their own enquiries with the local authority.

Services

All mains services are available.

Service Charge & Insurance

The unit contributes to the service charge of £14,015 per annum. Insurance is approx £1,312 + vat per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

D:83. Further information available upon request.

Planning

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

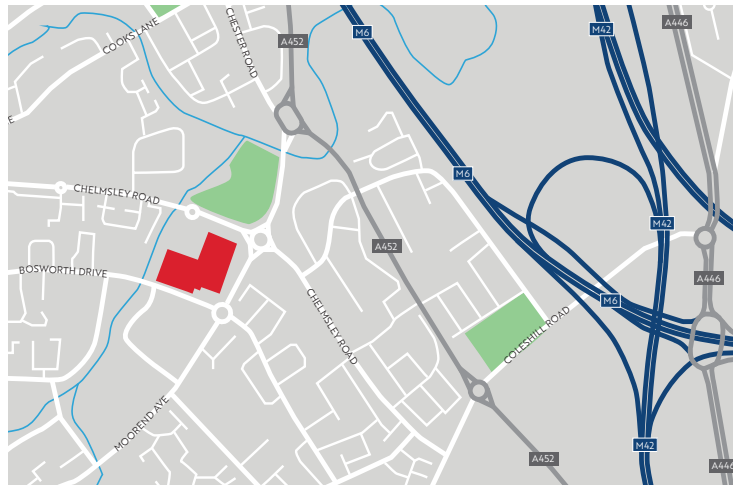
Legal Costs

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.



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.

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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

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

M&P
PROPERTY CONSULTANTS

Russ Power 07810 824374
DD: 0117 970 7536
russ@mp-pc.co.uk

Owned and Managed by

LCP.
part of MCore

**01384
400123**



searchlcp.co.uk

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

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.



Serviced by over

1500
BUSES

A Day



525

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

