

**M**

CHELMSLEY WOOD

Birmingham B37 5TT

Total development

**2,709** sq.ft

(252 sq.m)

SHOP  
TO LET

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**M** UNIT 19

Chelmsley Wood Shopping Centre,  
Birmingham,  
B37 5TT

Local Occupiers Include



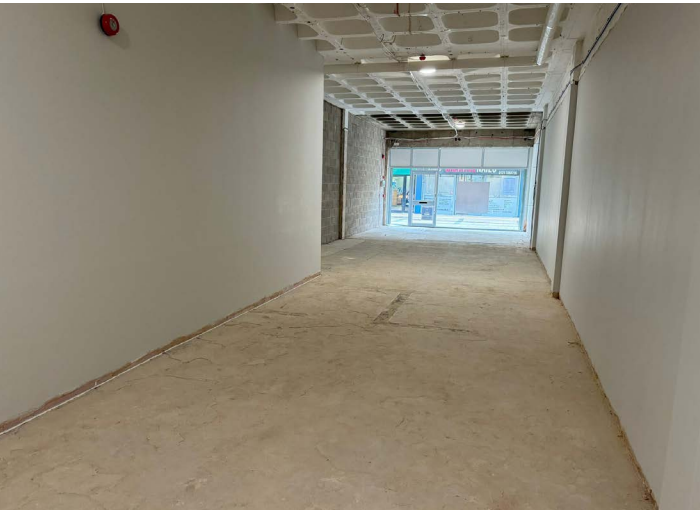
Poundland

GREGGS

Iceland.co.uk







#### 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. Other national retailers include Iceland, Home Bargains, New Look, Sportsdirect, Poundland and Boots.

#### UNIT SIZE

Ground Floor - 1,390 sq.ft (129 sq.m)  
Basement - 1,319 sq.ft (123 sq.m)

#### RENT

£25,000 per annum

#### RATEABLE VALUE

TBC

#### 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

D14. Further information available upon request.

#### PLANNING

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.



115

Retail units on site



8.5m

Monthly footfall



£45m

Potential spend



525

Parking Spaces



**LCP.**  
part of MCore



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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.

  
**98k** Catchment Population  
within a 10 minute drive time

  
**569k** Catchment Population  
within a 20 minute drive time

  
**CREATIVE RETAIL**  
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\*\*Average data taken from research carried out between 7th to 18th 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.

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