

Total development

3,264 sq.ft

(304 sq.m)

Birmingham B37 5TT







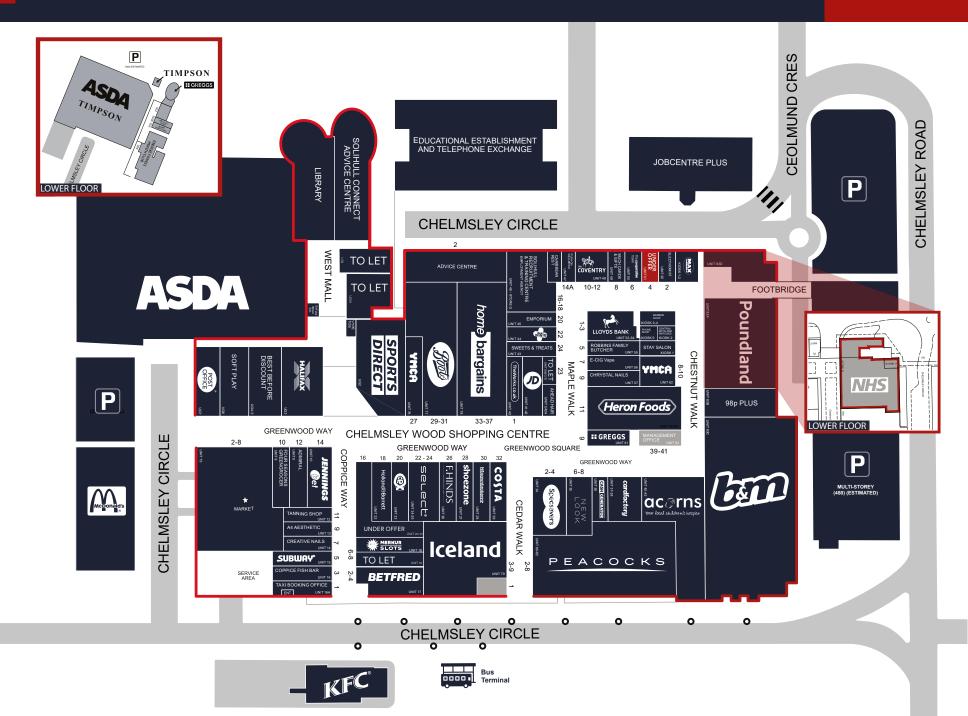
Chelmsley Wood Shopping Centre, Birmingham, B37 5TT Local Occupiers Include

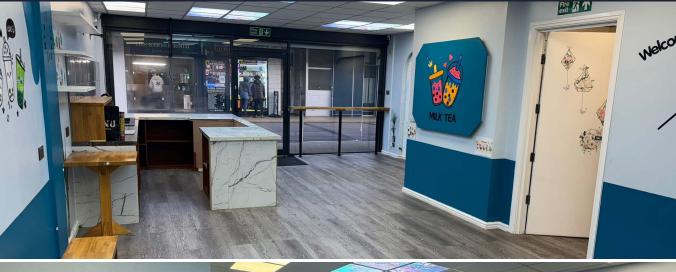














#### **DESCRIPTION**

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

1,195 sq.ft (111 sq.m)

#### RENT

£16.000

#### RATEABLE VALUE

£10.750

#### **SERVICES**

All mains services are available.

#### SERVICE CHARGE & INSURANCE

Service Charge: £5,717 plus VAT. Insurance: £601.89

#### **ENERGY PERFORMANCE**

E:116

#### **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.













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.



569k Catchment Population

within a 10 minute drive time

within a 20 minute drive time





MISEPRESENTATION ACT. IN PC Loadon & Cambridge Properties. Limited (Company Number 02850002) the registered office of which is at LCP House, Personnet Extant, Kingswinford, West Middlands DY TAX its subsidiaries (as defined in section 156 of the Companies Act 2000) associated companies and employees ("or give a long accurate of more or which is at LCP House, Personnet Extant, Kingswinford, West Middlands DY TAX its subsidiaries (as defined in section 156 of the Companies Act 2000) associated companies and employees ("or give a long accurate in demonstration in the companies and personnet of personnet and personnet or personnet or personnet or personnet and personnet or personnet or personnet or personnet and personnet or personnet or personnet and personnet or p

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