

M

CHELMSLEY WOOD

Birmingham B37 5TT

Total development

2,440 sq.ft

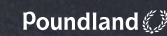
(226.7 sq.m)

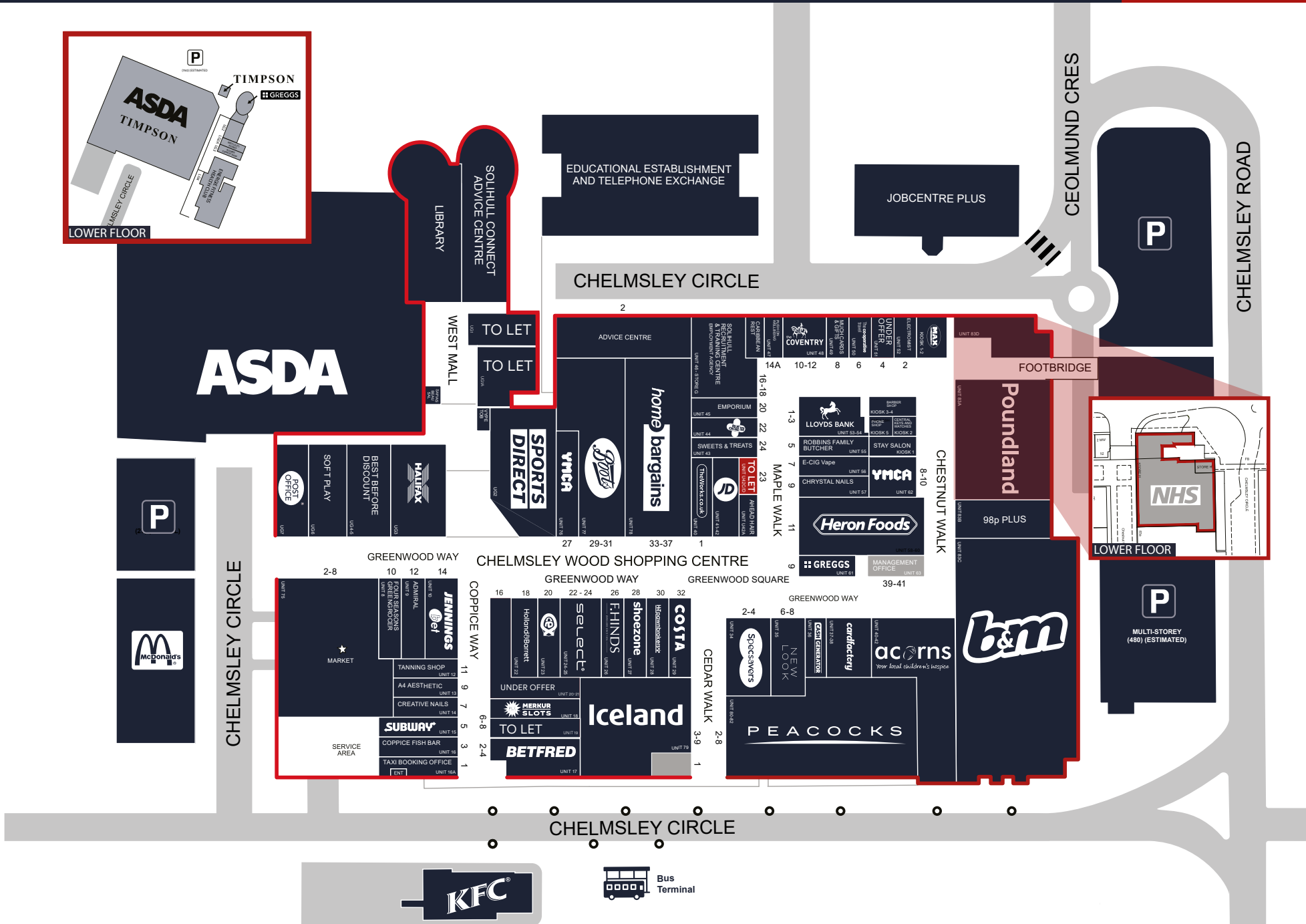


M UNIT 42c

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

Ground Floor - 337 sq.ft (31.3 sq.m)  
First Floor - 2,103 sq.ft (195.4 sq.m)

### RENT

POA

### RATEABLE VALUE

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

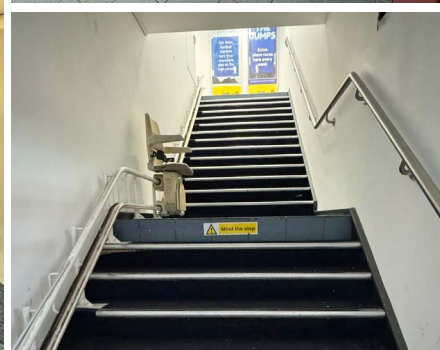
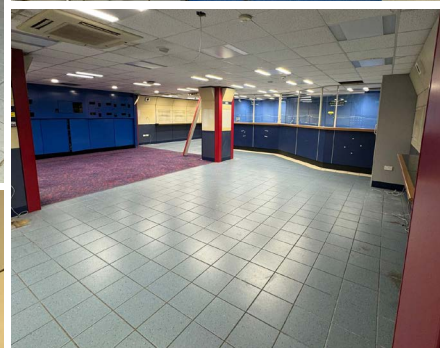
Further information available upon request.

### PLANNING

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



**Rob Ellis**

07918 931 081  
REllis@lcpproperties.co.uk



**Rakesh Joshi**

07741 385 322  
RJoshi@lcpproperties.co.uk

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**  
PROPERTY CONSULTANTS

**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 824 374  
0117 970 7536  
russ@mp-pc.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 156 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 profits, 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](http://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.lcpgroup.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpgroup.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

\*\*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.

19-03-25 MARCH25