

862 sq.ft  
(80 sq.m)

SUBJECT TO VP



M

UNIT 106

M Castle Bromwich  
Timberley Lane  
West Midlands  
B34 7EH







### DESCRIPTION

Unit 106 is a well-positioned ground floor retail unit within the established M Castle Bromwich scheme, offering 862 sq.ft of flexible space suitable for a wide range of retail or service-based uses. The unit presents a valuable opportunity for businesses seeking to establish or expand their presence in a thriving retail environment with strong community engagement and excellent accessibility.

Situated in a busy suburban location on Timberley Lane, the scheme benefits from strong footfall and excellent visibility. It is served by numerous local bus routes and lies close to the B4114 Chester Road, providing easy access for both public transport users and motorists. The site also offers two hours of free on-site parking.

The scheme comprises 38 retail units and attracts over 1.2 million visitors annually, making it a vibrant and commercially active destination. Well-known national occupiers include Greggs, Iceland, and Domino's, alongside a diverse mix of local businesses such as Smash Down Burgers, Diamond Barbers, Happy Garden, and John Taylor Hospice.

### AREA

862 sq.ft (80 sq.m)

### RENT

£13,713.00

### RATES & RATEABLE VALUE

Rateable Value: £11,750.00

### SERVICE CHARGE

£974.00

### INSURANCE

£477.85

### ENERGY PERFORMANCE

EPC rating: E:112 (Valid until 08/10/2034)

Further information available upon request

### LEGAL COSTS

Each party is responsible for their own legal costs



## 68,663 sq.ft

Total Development Size



## 38

Retail units on site



## offers.layers.damp

What Three Words



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\*\*Average data taken from research carried out between 7th to 13th 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.