



M Castle Bromwich Timberley Lane West Midlands B34 7EH



# M PARK CASTLE BROMWICH

# **UNIT 106**

#### **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



What Three Words



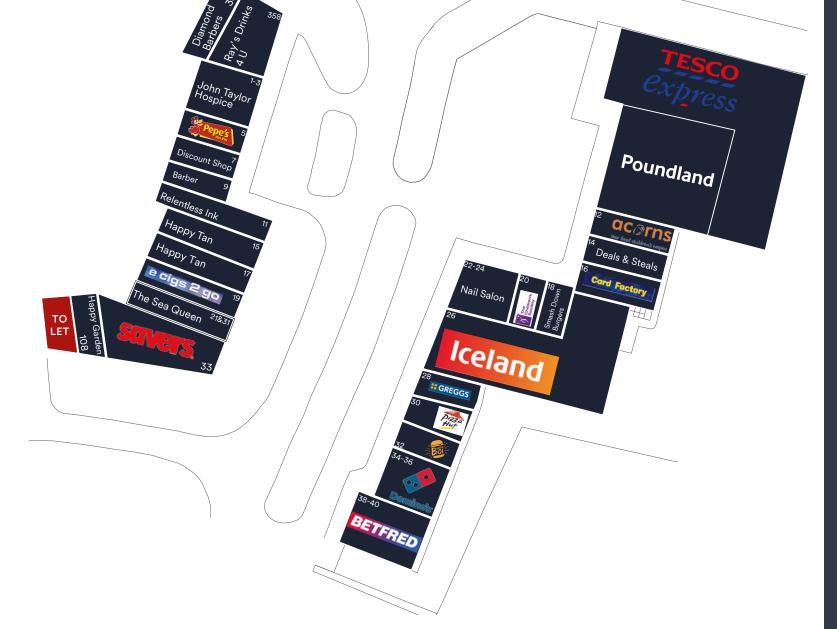


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# **Creative Retail**

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AMBERDESENTATION ACT. INST London & Cambridge Properties Limited (Concepts) business (2005000) the registered office of which is not Office House, Present State, Ringwindres (Mark Maldadis Office) After a Stadistical sea distinct in contrast and employees ("we") give notice that: Whilst these particular are believed to be correct no guarantee or warranty is give, or employ the term, one of they form a part of a contract, 19% do not best to employ and the internal sea of the companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is give, or employ the form of the particular and the sea of the contrast of the sea of

\*\*Average data taken from research carried out between 7th to 13th February 2018, where care 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.