



# TO LET

Unit 30

1,040 sq.ft

(96.6 sq.m)

SUBJECT TO VP

**M** UNIT 30

M Castle Bromwich  
Timberley Lane, West Midlands  
B34 7EH

Occupiers Include

**Iceland** **TESCO**  
**Domino's** **extra**



### DESCRIPTION

Unit 30 is a well-positioned ground floor retail unit within the established M Castle Bromwich scheme, offering 1,040 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

1,040 sq.ft (96.6 sq.m)

### RENT

£21,000 per annum

### RATES & RATEABLE VALUE

Rateable Value: £16,250.00

### SERVICE CHARGE

£606.16

### INSURANCE

£482.05

### ENERGY PERFORMANCE

EPC rating: B (Expiry 10/04/2034)

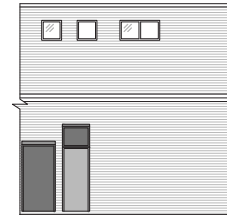
Further information available upon request

### LEGAL COSTS

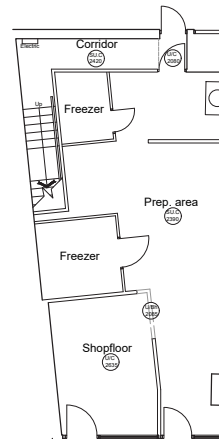
Each party is responsible for their own legal costs



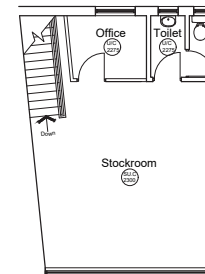
Front Elevation



Rear Elevation



Ground Floor Plan - 713 sq. ft.



First Floor Plan - 458 sq. ft.



**68,663 sq.ft**

Total Development Size



**38**

Retail units on site



**offers.layers.damp**

What Three Words





# M CASTLE BROMWICH

## UNIT 30



mccoreproperty.com



**M<sup>®</sup>Core**  
LCP UK



**Rakesh Joshi**

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### Viewing

Strictly via prior appointment  
with the appointed agent:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

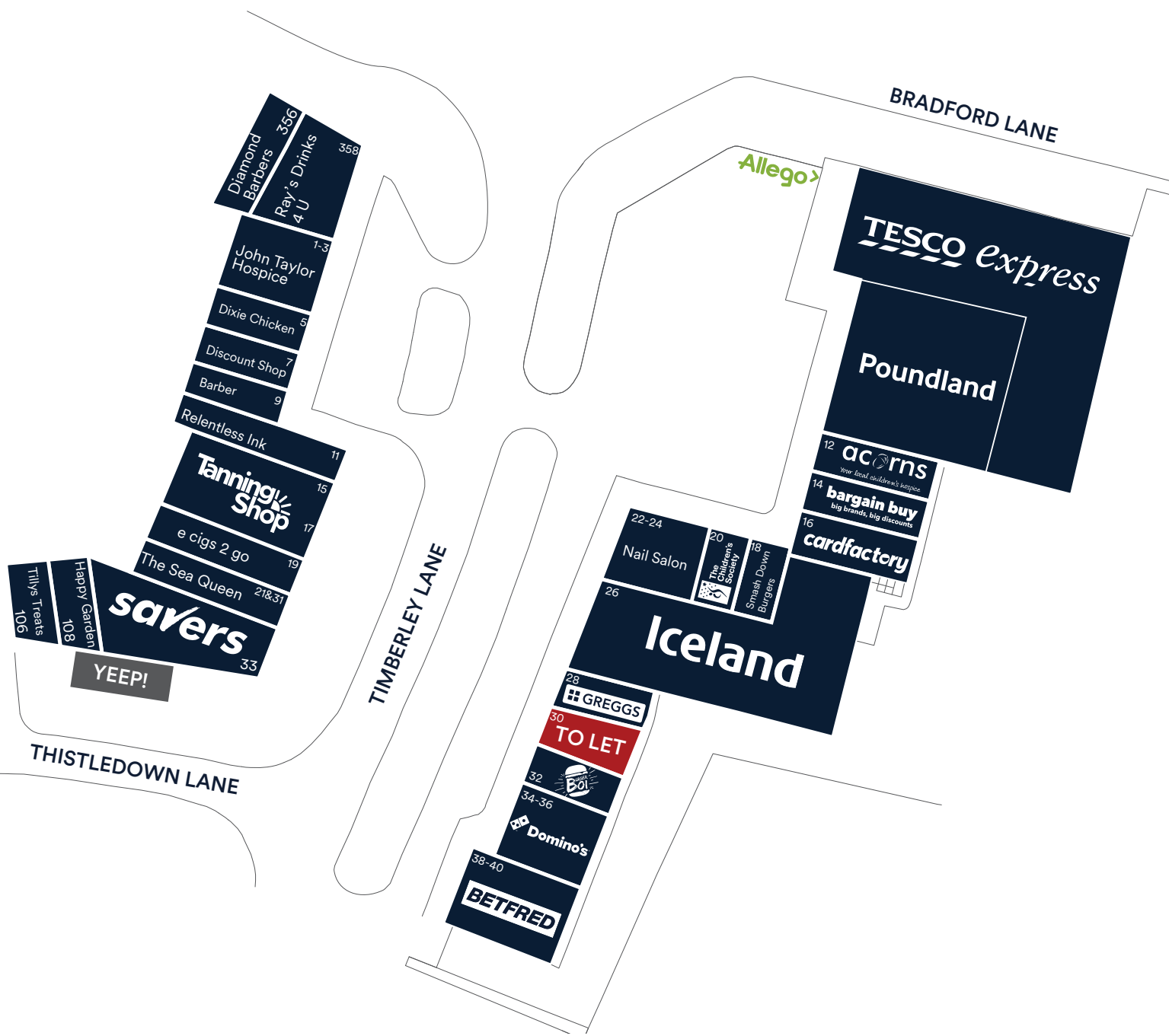
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