

# M UNIT UG1-UG1A

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





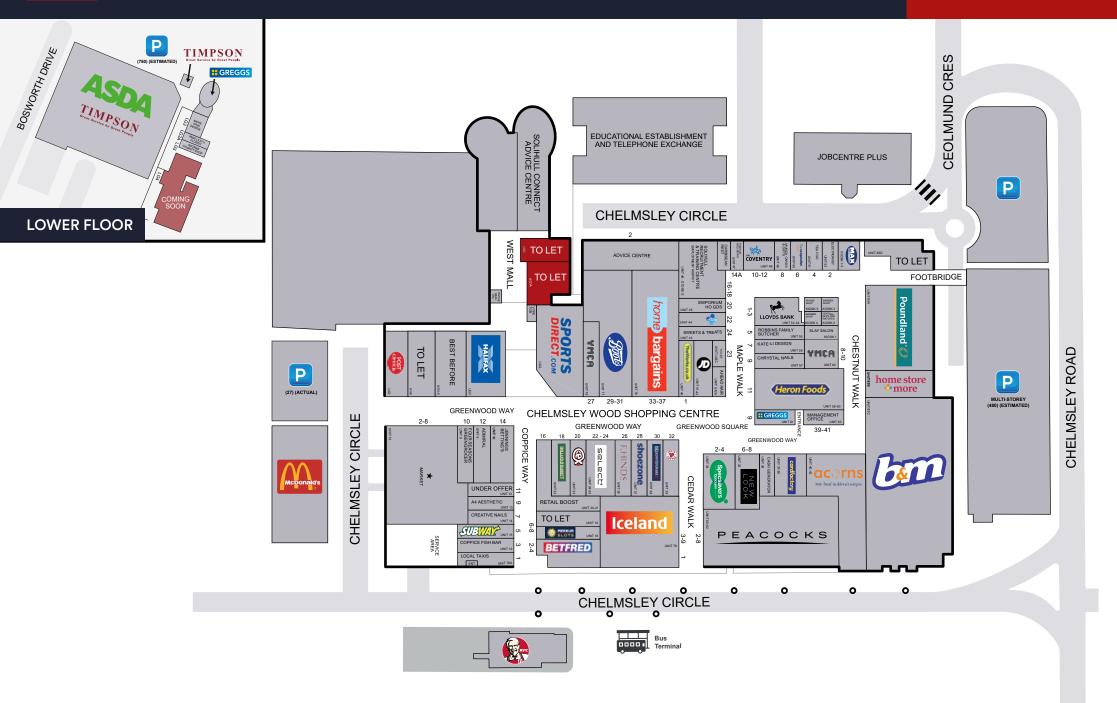
Iceland.co.uk

Poundland (2)

**GREGGS** 

# M CHELMSLEY WOOD

## Site Plan



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## **UNIT UG1-UG1A**

Parking Spaces





#### 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

3,264 sq.ft (304 sq.m)

RENT POA

**RATEABLE VALUE** £33.250

SERVICES All mains services are available.

SERVICE CHARGE & INSURANCE Service Charge: £17,631.21. Insurance TBC.

ENERGY PERFORMANCE Further information available upon request.

#### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

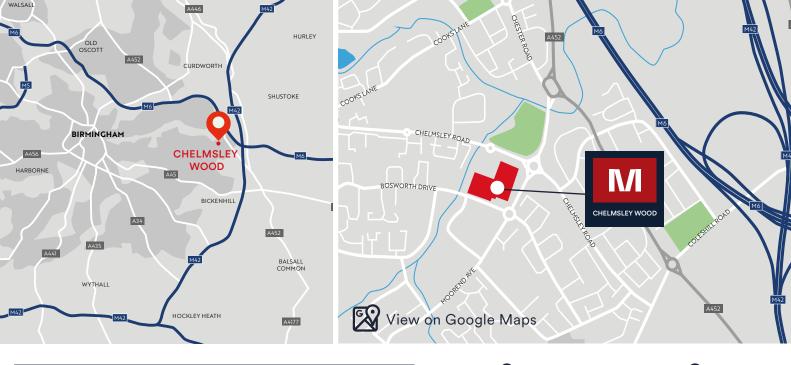
#### **LEGAL COSTS**

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.



200 569k Catchment Population

within a 20 minute drive time





## M



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