

M UNIT UG6

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





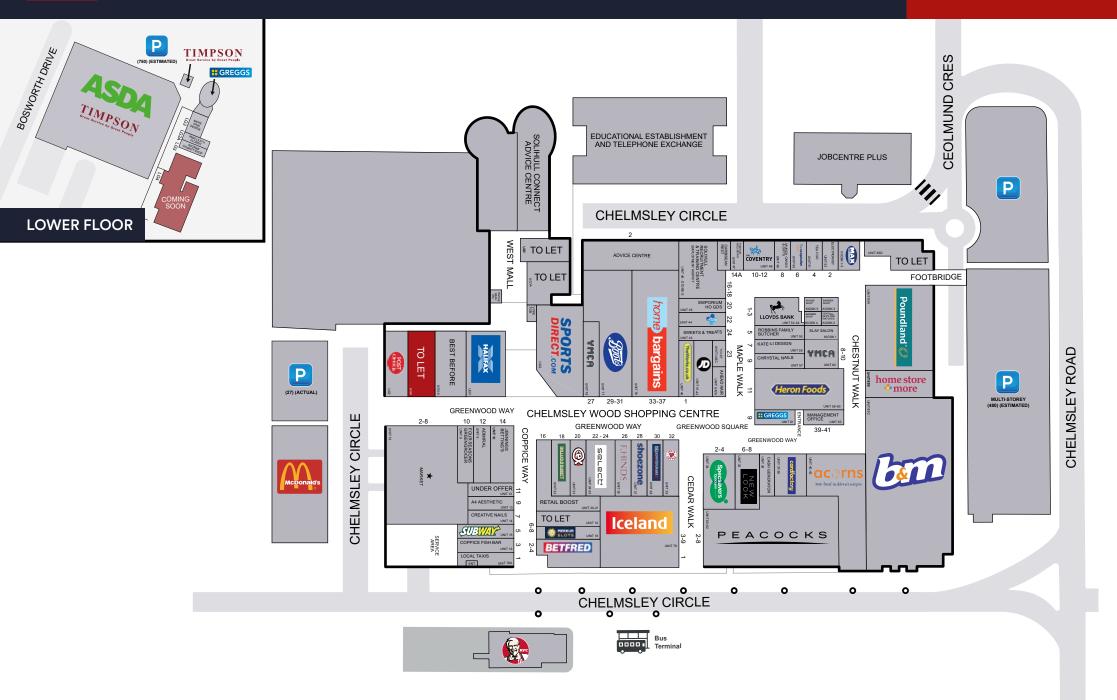
Iceland.co.uk

Poundland ()

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# M CHELMSLEY WOOD

## Site Plan



## $\mathbf{N}$ **CHELMSLEY WOOD**

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

2,952 sq.ft (274 sq.m)

#### RENT

£27,000 per annum

#### RATEABLE VALUE

Rateable Value - £36,250. Interested parties are advised to make their own enguiries with the local authority.

#### SERVICES

All mains services are available.

#### SERVICE CHARGE & INSURANCE

Service charge - £15,951. Insurance - £1,625. 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

B26. Further information available upon request.

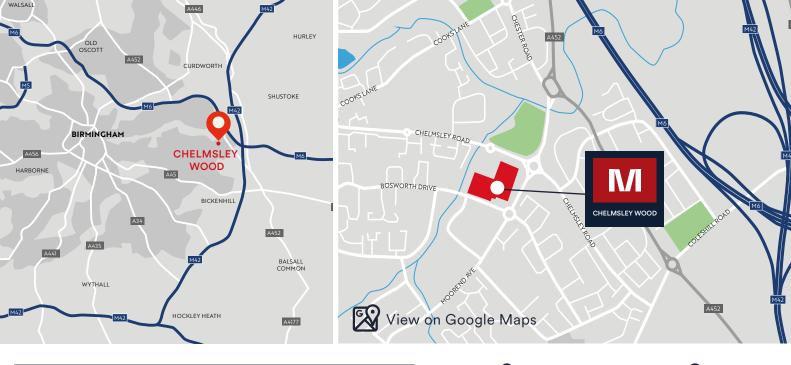
#### PLANNING

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

115 Retail units on site 1 8.5m Monthly footfall 2 Space Potential spend 6 S25 Potential spend 7 Potential spend 7 Potential spend 7 Parking Space

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

within a 10 minute drive time





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