

# PRIME PITCH

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## SUBJECT TO VP

Retail Unit

## 3,383 sq.ft

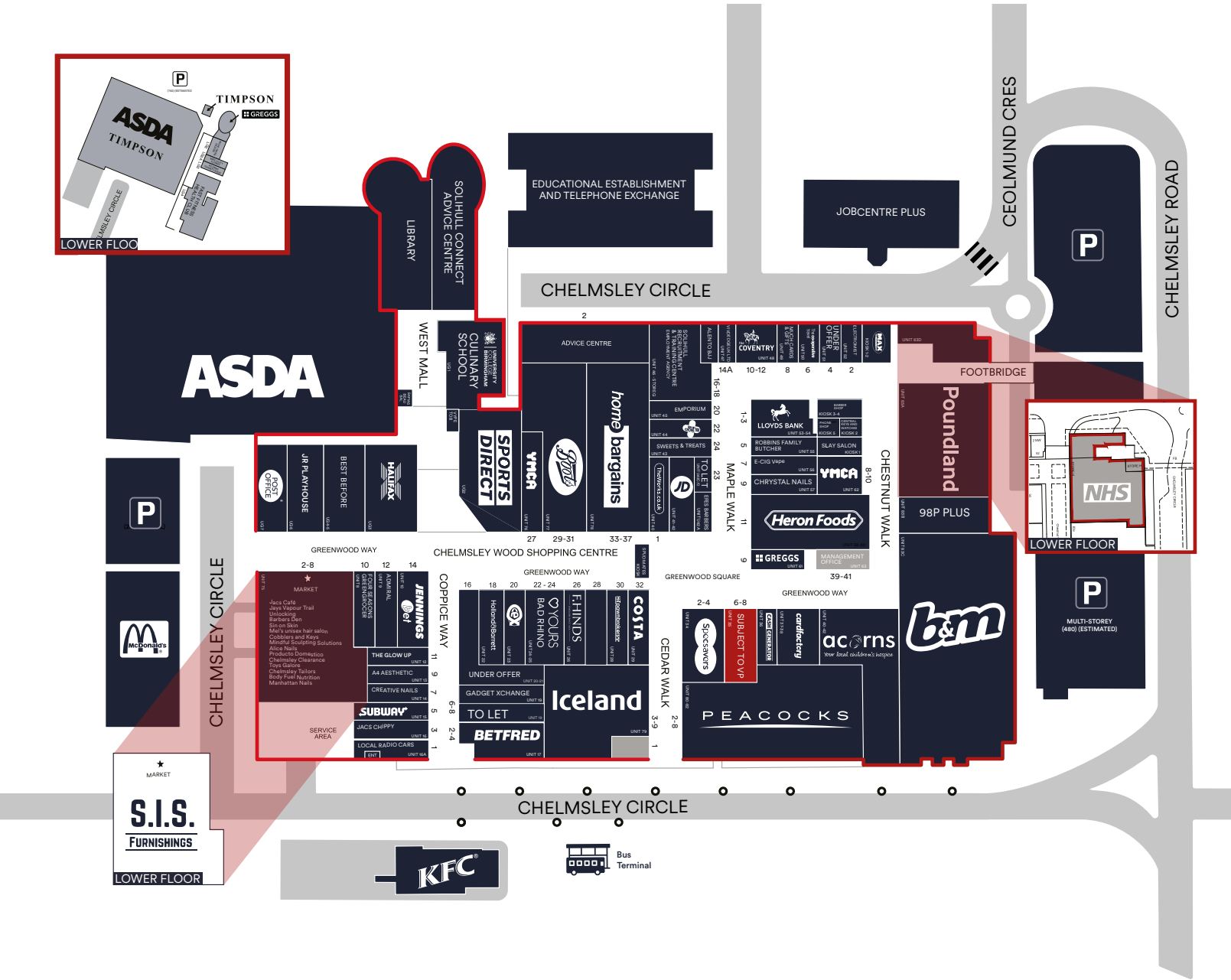
(314.3 sq.m)

Unit 35 Chelmsley Wood Shopping Centre, Birmingham B37 5TT

- 24hr access available
- 525 free parking spacing
- Anchored by a 75,000 sq.ft ASDA supermarket
- Late night trading availability
- Nearby national occupiers include: **GREGGS** **Poundland**  **Iceland.co.uk** 

Unit 35 Chelmsley Wood Shopping Centre, Birmingham B37 5TT

| Areas (approx. NIA) | Sq.ft        | Sq.m  |
|---------------------|--------------|-------|
| Ground Floor        | 3,383        | 314.3 |
| TOTAL               | 3,383        | 314.3 |
| Rent                | £20,000      |       |
| Rateable Value      | £18,000      |       |
| Service Charge      | £16,184      |       |
| Insurance approx.   | £1,406 + vat |       |



# Unit 35 Chelmsley Wood Shopping Centre, Birmingham B37 5TT

## Description

The unit is located in the heart of the Chelmsley Wood Shopping Centre. Situated inbetween Specsavers and Cash Generator. There is also a large storage area, WC and kitchen.

The centre benefits from an annual footfall of 7.5m people and is anchored by a 75,000 sq.ft ASDA supermarket. Chelmsley Wood Shopping Centre benefits from a total of 525 free parking spacing.

Other national retailers include Iceland, Peacocks, Sports Direct, Poundland, Costa.

## Rent

£20,000 per annum.

## Rateable Value

Rateable Value £18,000. Interested parties are advised to make their own enquiries with the local authority.

## Services

All mains services are available.

## Service Charge & Insurance

The unit contribute to the service charge of £16,184 per annum. Insurance is approx £1,406 + vat per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

D:77. Further information available upon request.

## Planning

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

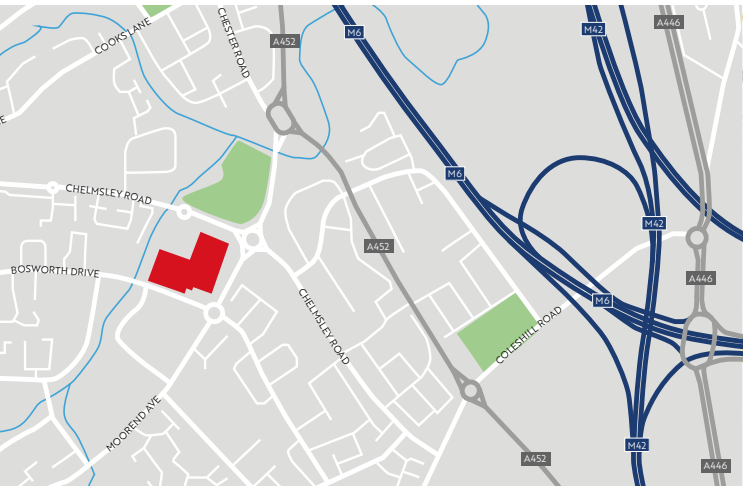
## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



## Location - B37 5TT

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. In addition, the area is currently undergoing the biggest redevelopment project in its history and is earmarked as a key transport hub for High-Speed Rail 2 and the tram link between Birmingham City Centre and the International Airport.



## Viewing

Via prior appointment with the appointed agents, or if you are onsite and would like an immediate viewing please contact the centre manager, Rich Miles on 07568 429141.

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

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Serviced by over

**1500**  
**BUSES**  
A Day



  
**525**  
**FREE**  
Car Park Spaces



  
**£45m**  
Potential consumer spend  
within the immediate retail  
catchment



  
**8m**  
Annual Footfall



  
**98k** Catchment  
Population  
within a 10 minute drive time

**569k** Catchment  
Population  
within a 20 minute drive time

