



PARK

ASTLE

West Bromwich, West Midlands B70 8NS

www.astlepark.co.uk





PARK

ASTLE



- Popular in-town Retail Park
- Just off West Bromwich High Street, 5 minutes from Junction 1 M5
- 16 units totalling 117,761 sq.ft (10,940 sq.m) retail and leisure space
- 300 car parking spaces
- With occupiers including B&M and Pure Gym



SITE PLAN



SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

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.

AVAILABLE UNITS



UNIT 9b	sq.ft	sq.m
TOTAL	6,000	557
RENT	£60,000 per annum	
RATEABLE VALUE	£49,500 (£41,250 as of April 2023)	
RATES PAYABLE	£24,701 (£20,584 as of April 2023)	

www.astlepark.co.uk

DESCRIPTION

Astle Outlet Park is located adjacent to West Bromwich town centre, just off the High Street, with vehicular access from Cronehills Linkway and a direct pedestrianised link to High Street. The park is anchored by a new 150,000 sq.ft. Tesco Extra.

LOCATION - B70 8NS

From the M5, exit at junction 1 and take the A41 (The Expressway). At the roundabout take the first exit on to Cronehills Linkway. At the following roundabout, take the third exit in to Astle Retail Park.

- 2 minute drive from Junction 1 of the M5
- 5 minutes from Junction 8 M6
- 6 miles west of Birmingham City Centre

ENQUIRIES TO:



CREATIVE RETAIL
PROPERTY CONSULTANTS
0121 400 0407
www.creative-retail.co.uk

Ed Purcell 07793 808 974
ed@creative-retail.co.uk

Guy Sankey 07415 408 196
guy@creative-retail.co.uk



HARVEY SPACK FIELD
T: 020 7629 9663
www.harveyspackfield.co.uk

Tom Wyatt 07718 916870
[wyatt@harveyspackfield.co.uk](mailto:w Wyatt@harveyspackfield.co.uk)

Tom Hollingsworth 07469 218001
hollingsworth@harveyspackfield.co.uk

Owned and Managed by



LCP
01384 405631
www.lcpproperties.co.uk

Barry Flint 07825 138755
BFlint@lcpproperties.co.uk



West Bromwich, West Midlands B70 8NS www.astlepark.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.