

M UNIT 19

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





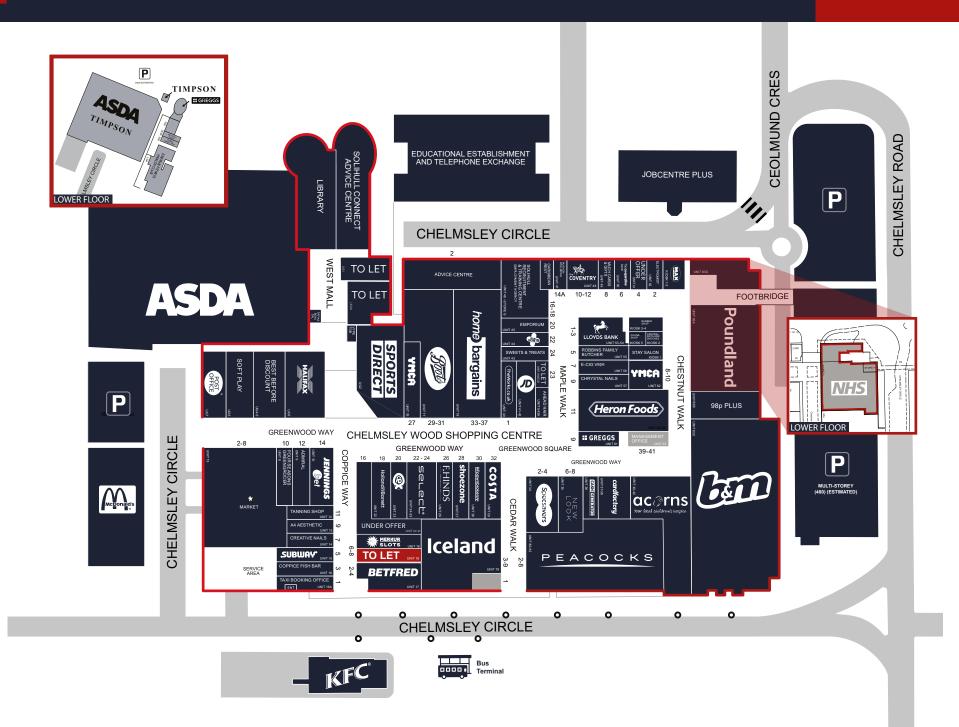




Poundland 🕘







# M CHELMSLEY WOOD









#### **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**

Ground Floor - 1,390 sq.ft (129 sq.m) Basement - 1,319 sq.ft (123 sq.m)

#### **RENT**

£25,000 per annum

#### RATEABLE VALUE

TBC

#### **SERVICES**

All mains services are available.

#### SERVICE CHARGE & INSURANCE

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**

D14. 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.









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