



CASTLE BROMWICH

Timberley Lane
Castle Bromwich
Birmingham, B34 7EH

TOTAL
DEVELOPMENT
61,118 sq.ft
(5,678 sq.m)

- Busy Suburban Location
- Free 2 hours Car Parking
- E Class use. Subject to Planning
- Occupiers include Greggs, Iceland and Domino's



CASTLE BROM
BARBERS



DAILY
SAVE AS YOU SHOP
SHORT RND

ESSENTIALS
SAVE AS YOU SHOP
BEST BEFORE
CAPED PRODUCE

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

M M^{Core}
LCP UK

**01384
400123**

lcpgroup.co.uk





CASTLE BROMWICH

Timberley Lane
Castle Bromwich
Birmingham, B34 7EH

DESCRIPTION

- 38 retail units
- FREE 2 hours car parking
- Served by numerous local bus routes
- Rear service yard

POSSIBLE USES

- E class and A5 use (takeaways). Subject to planning.

SERVICE CHARGE & INSURANCE

The units participate in a service charge scheme. The Landlord will insure the premises and the premiums to be recovered from the tenant.

AVAILABLE UNITS

If you are interested in taking space at Castle Bromwich Shopping Centre, please contact Creative Retail on 0121 400 0407.





CASTLE BROMWICH

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

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.

RATES RELIEF/PAYABLE

Interested parties are advised to make their own enquiries with the local authority.



OVER
1.2 MILLION
VISITORS
PER YEAR**





CASTLE BROMWICH

Timberley Lane
Castle Bromwich
Birmingham, B34 7EH

VIEWING

Strictly via prior appointment
with the appointed agent:

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Ed Purcell

M: 07993 808974

E: Ed@creative-retail.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.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.



2 HOURS
FREE
ON-SITE CAR
PARKING

1.8m
Yearly Footfall

Owned and Managed by



Rakesh Joshi
M: 07741 385322
E: RJoshi@lcpproperties.co.uk