

999 yr
lease for sale

FOR
SALE

29,548 sq.ft
(2,745.1 sq.m)

Former Bingo Hall, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

- 686 free parking spacing
- Anchored by a 75,000 sq.ft ASDA supermarket
- Nearby national occupiers include:

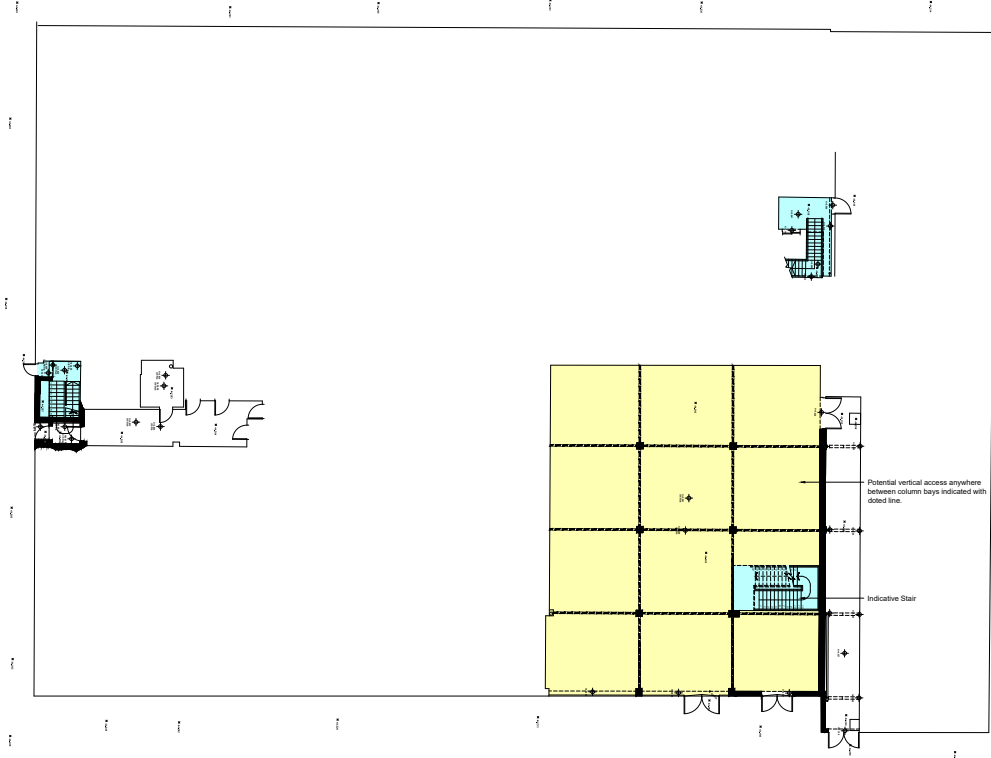
■ GREGGS Poundland



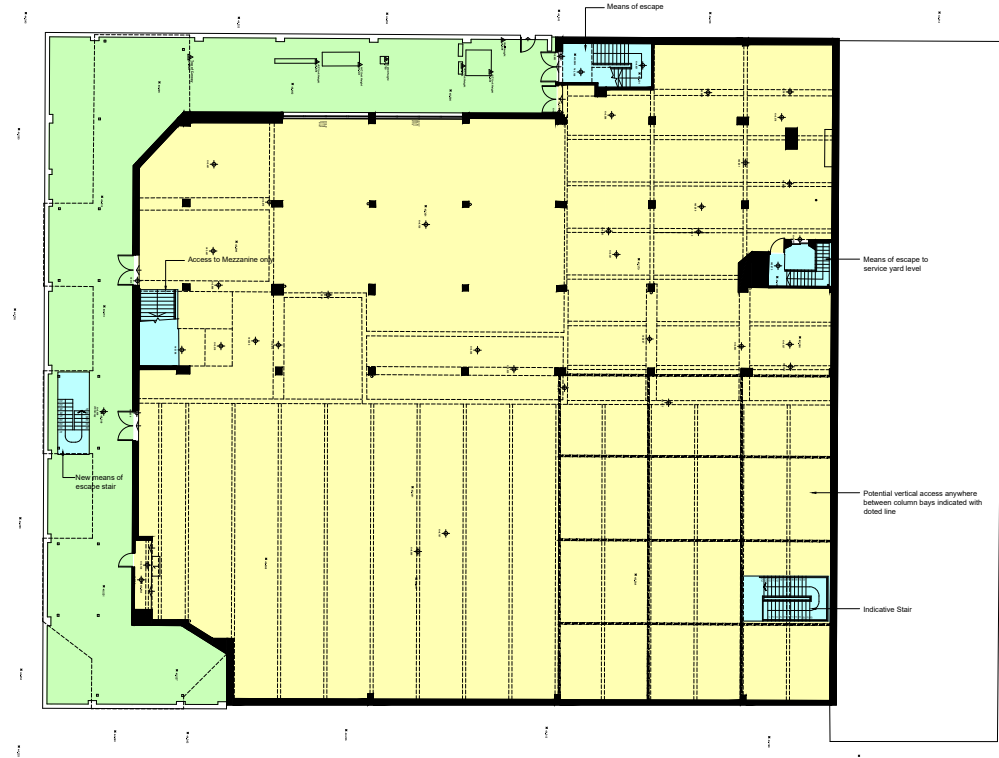
Iceland.co.uk



Former Bingo Hall, Chelmsley Wood Shopping Centre, Birmingham B37 5TT



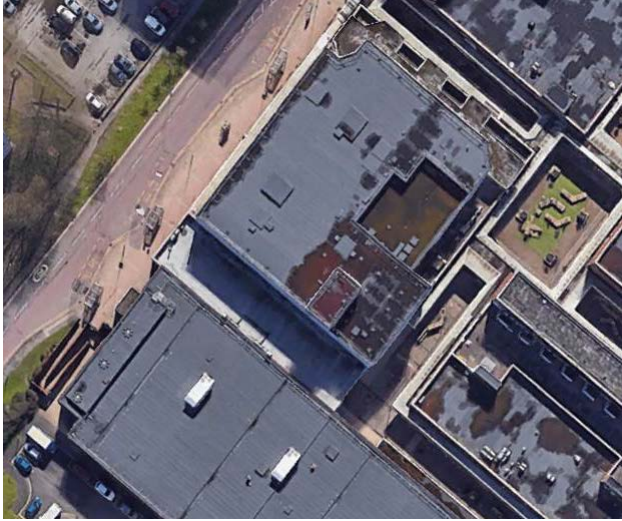
Ground Floor Plan



First Floor Plan



Mezzanine Floor Plan



Former Bingo Hall, Chelmsley Wood Shopping Centre, Birmingham B37 5TT



Former Bingo Hall, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

Height from the floor to underside of steel supports or ceiling

1st Floor	5.992 m
Mezzanine	2,842 m
Ground Floor	3.597 m

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. Chelmsley Wood Shopping Centre benefits from a total of 686 free parking spacing. Other national retailers include Iceland, Home Bargains, New Look, Sportsdirect, Poundland, Boots.

For Sale

£550,000.

Services

All mains services are available so far as we are aware.

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

Further information available upon request.

Planning

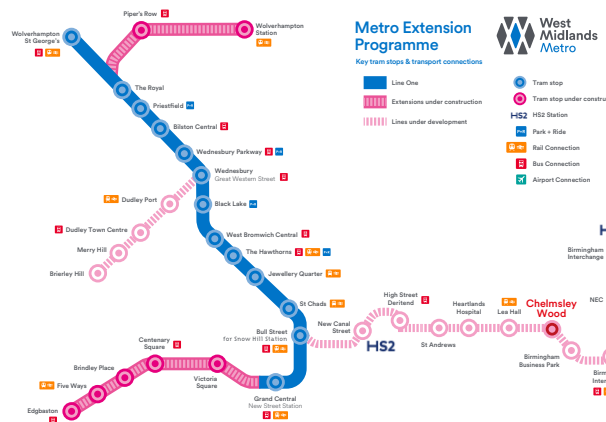
All uses considered subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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.

PPE required to be worn.

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



Russ Power 07810 824374
DD: 0117 970 7536
russ@mp-pc.co.uk

Owned and Managed by



02072 335255



lcpgroup.co.uk

Rob Ellis 07918 931 081
REllis@lcpproperties.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.



Serviced by over

1500
BUSES

A Day



686

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

