

TO LET

Unit 21

989 sq.ft

(91.8sq.m)

SUBJECT TO VACANT POSSESSION

M UNIT 21

M Castle Bromwich
Timberley Lane, West Midlands
B34 7EH

Occupiers Include
Iceland
TESCO extra
Domino's

M CASTLE BROMWICH

UNIT 21



DESCRIPTION
Unit 21 is a well-positioned ground floor retail unit within the established M Castle Bromwich scheme, offering 989 sq.ft of flexible space suitable for a wide range of retail or service-based uses. The unit presents a valuable opportunity for businesses seeking to establish or expand their presence in a thriving retail environment with strong community engagement and excellent accessibility.

Situated in a busy suburban location on Timberley Lane, the scheme benefits from strong footfall and excellent visibility. It is served by numerous local bus routes and lies close to the B4114 Chester Road, providing easy access for both public transport users and motorists. The site also offers two hours of free on-site parking.

The scheme comprises 38 retail units and attracts over 1.2 million visitors annually, making it a vibrant and commercially active destination. Well-known national occupiers include Greggs, Iceland, and Domino's, alongside a diverse mix of local businesses such as Smash Down Burgers, Diamond Barbers, Happy Garden, and John Taylor Hospice.

AREA
989 sq.ft (91.8 sq.m)

RENT
£25,000 per annum

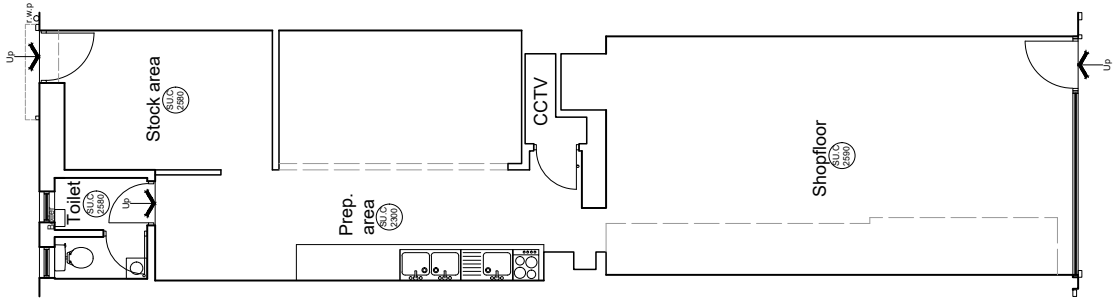
RATES & RATEABLE VALUE
Rateable Value: £16,000.00

SERVICE CHARGE
£1,812.58

INSURANCE
£594.94

ENERGY PERFORMANCE
EPC rating:D

LEGAL COSTS
Each party is responsible for their own legal costs





68,663 sq.ft
Total Development Size

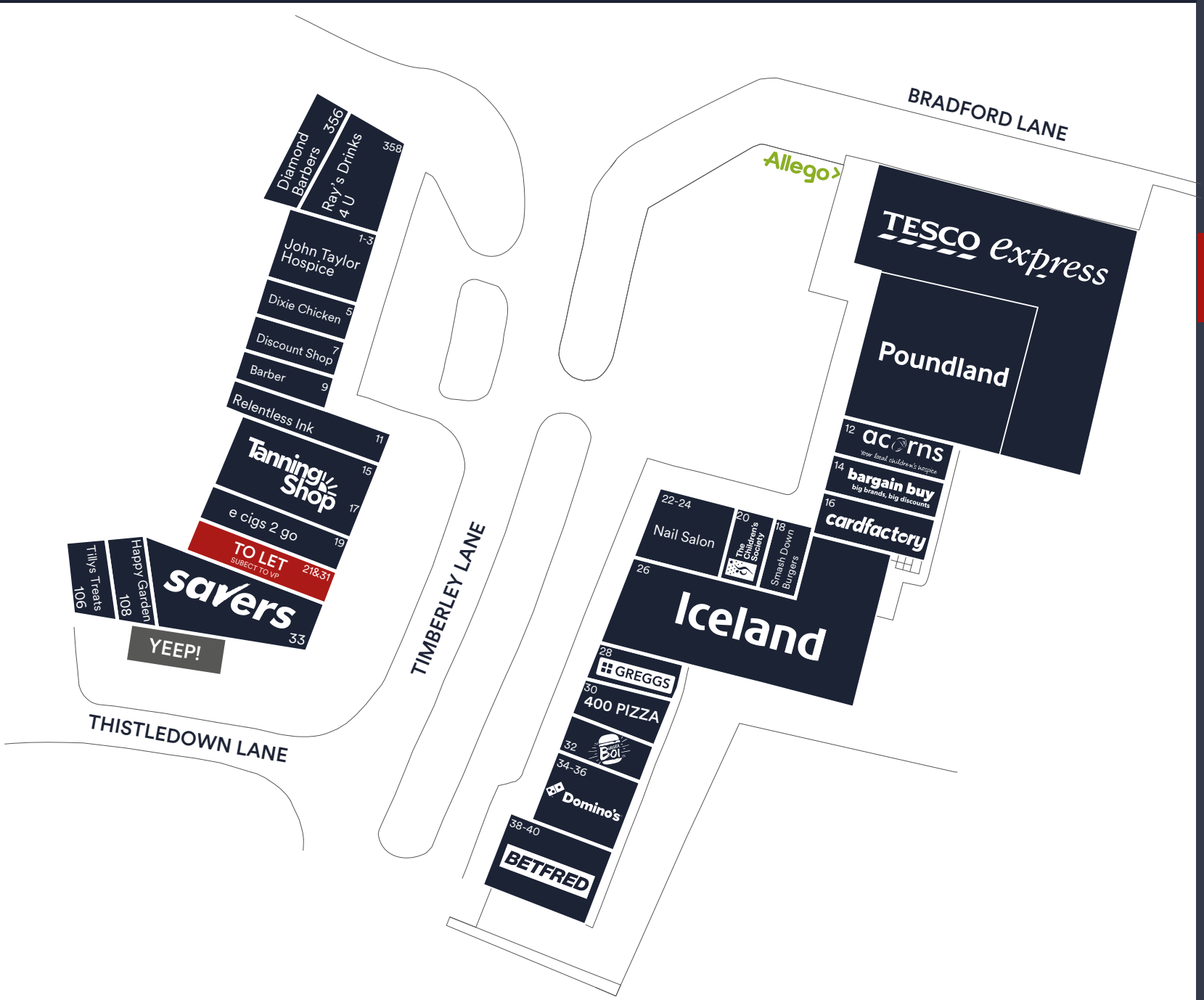
38
Retail units on site

offers.layers.damp
What Three Words

M CASTLE BROMWICH

UNIT 30

mcoreproperty.com



M Core
LCP UK



Rakesh Joshi
01384 400123
07741 385322
RJoshi@lcpproperties.co.uk

Viewing
Strictly via prior appointment with the appointed agent:

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

Ed Purcell
07793 808974
ed@creative-retail.co.uk

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