

SHOP TO LET

Unit 49, 8 Maple Walk, Chelmsley Wood
Birmingham B37 5TS

****SUBJECT TO VACANT POSSESSION****



Location

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.

Description

Chelmsley Wood Shopping Centre is the dominant convenience and community centre in the heart of the town. It benefits from an annual footfall of over 8m people and is anchored by a 75,000 sq.ft ASDA supermarket. Chelmsley Wood Shopping Centre benefits from a total of 686 free parking spaces. Recently opened new £15m NHS Diagnostic Centre & new UCB Culinary School. Other national retailers include B&M, Iceland, Home Bargains, New Look, Sports Direct, Poundland, Boots, F Hinds and many more.

Accommodation

The premises comprise of the following approximate floor area:

Unit 49, 8 Maple Walk	Sq M	Sq Ft
Ground Floor	63.17	680
Basement	51.47	554

Tenure

The accommodation is available by way of new effectively full repairing and insuring lease on terms to be agreed.

Business Rates

RV £12,250 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£17,500 + VAT per annum exclusive.

Service Charge

There is an annual variable service charge of **£5,903 + VAT**.

Insurance

There is an annual variable insurance recharge of **£564 + VAT**.

EPC

A copy of the EPC is available upon request.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

Viewings

Strictly by appointment with the Joint Retained Agents.

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Creative Retail