

LARGE SHOP

TO LET

Unit 83a, Chestnut Walk
Chelmsley Wood Shopping Centre
Birmingham, B37 5TL



Location

Chelmsley Wood is approximately 8 miles to the east of Birmingham and 5 miles to the north of Solihull. Chelmsley Wood Shopping Centre is the dominant convenience and community shopping centre in the heart of the town. The centre 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.

Tenure

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

Description

The property occupies a prominent position on the west entrance from the multi-storey car park. Arranged over ground floor sales, loaded and serviced via lift in the basement storage area.

Accommodation

	sq m	sq ft
Ground Floor	1,275.98	13,735
Basement	558.89	6,016
Total	1,834.87	19,751

Business Rates

RV £80,500 (2023)

Qualifying businesses may benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Rent

On Application.

Service Charge

There is an annual variable service charge of **£66,492 + VAT**.

Insurance

There is an annual variable insurance recharge of **£8,578.02 + VAT**.

EPC

C 52. A copy of the EPC is available upon request.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

Viewings

Strictly by prior appointment with Creative Retail or out joint agents M&P on 0117 970 7536.

SUBJECT TO VACANT POSSESSION

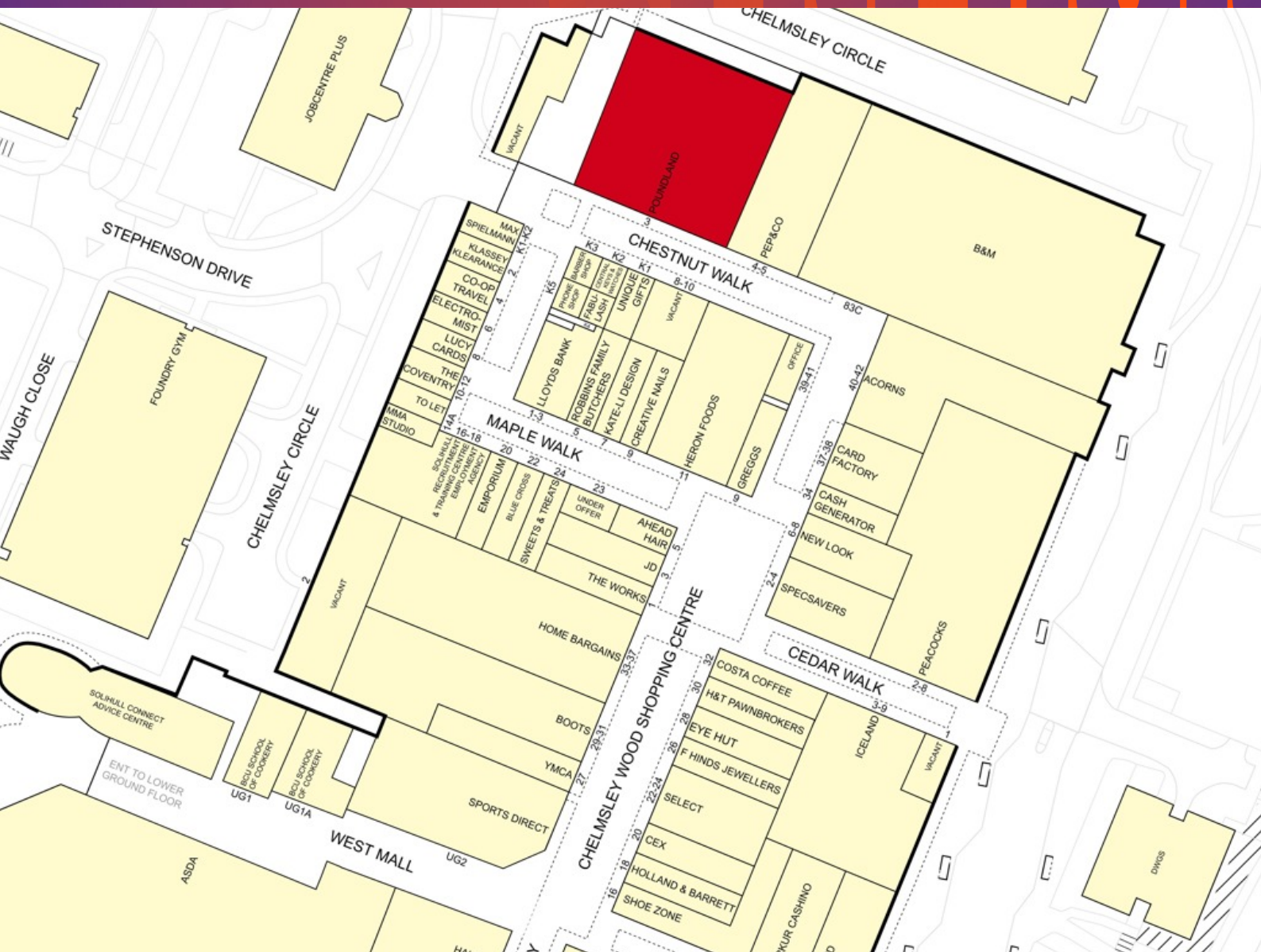
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Creative Retail

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