

chelmsleywoodshopping.co.uk

M Chelmsley Wood Shopping Centre is a dominant convenience and community shopping centre in the heart of the town. The centre is anchored by a 75,000 sq.ft ASDA supermarket and benefits from a total of 525 free parking spacing. Other national retailers include Wilko, Iceland, Home Bargains, Sports Direct, Poundland and Boots.

- Current annual footfall exceeds 8 million people
- 84% of our customers visit at least once a week

- The centre includes a sizeable bus interchange, bringing passengers from throughout the borough and beyond
- The centre is adjacent to the WMG Academy for Young Engineers and the Police HQ
- Solihull MBC occupy about 40,000 sq ft of offices in the centre and Birmingham Business Park is just a few miles away













the immediate retail catchment





occupied by circa 70 tenants

The area which surrounds Chelmsley Wood Shopping Centre is predominantly residential providing an immediate and loyal shopper catchment. Retailing is predominantly focussed along the main shopping mall of Greenwood Way with further retailing provided on the ancillary malls of Cedar Walk, Coppice Way, Maple Walk and Chestnut Walk. A market hall is located at the southern end of Greenwood Way providing kiosk space for independent and local retailers.

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.

#### Services

All mains services are available.

### 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.



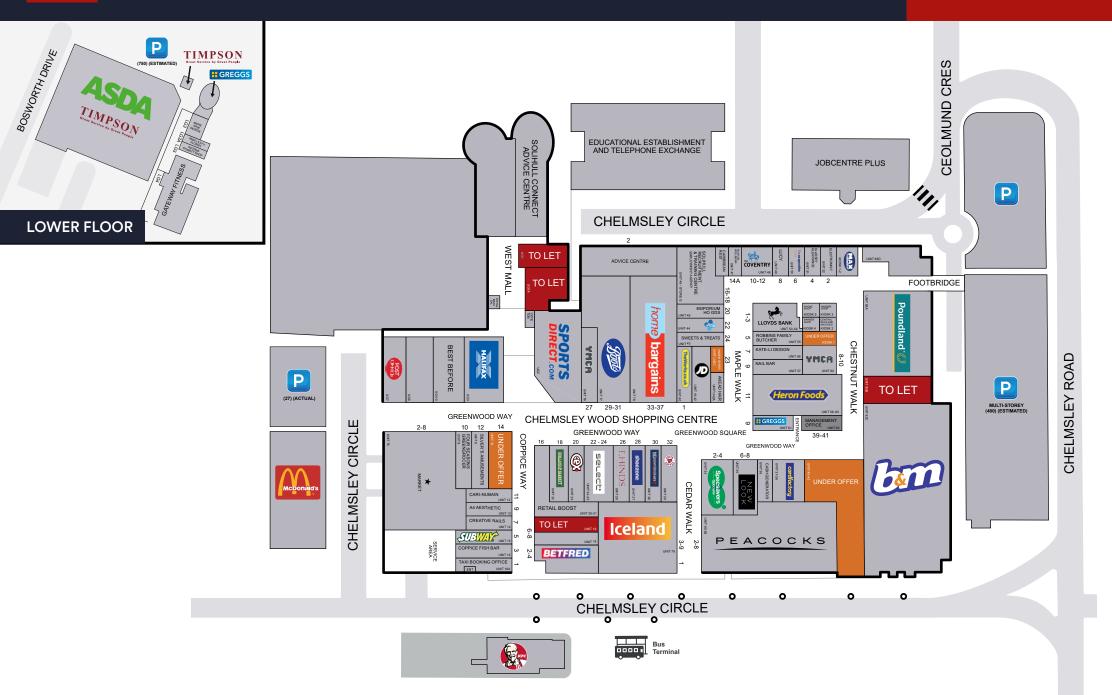


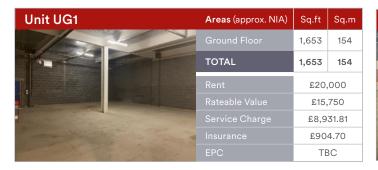


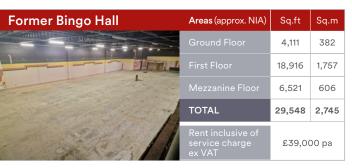


within a 10 minute drive time

within a 20 minute drive time













Unit 83B	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	3,637	338
		3,240	301
	TOTAL	6,877	639
	Rent	£35,000	
	Rateable Value	£36,500	
	Service Charge	£22,184	
	Insurance	£2,175	
	EPC	C:29	

Unit 87	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	405	38
		6,587	612
	TOTAL	6,992	650
	Rent	£18,000	
		£35,000	
	Service Charge	£35,193	
		£3,625	
	EPC	E (Expires 25-01-24)	





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