

SHOP TO LET

Unit 12, 11 Coppice Way
Chelmsley Wood Shopping Centre,
Birmingham, B37 5TT



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. 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.

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 over 8m people and is anchored by a 75,000 sq.ft **ASDA**. Chelmsley Wood Shopping Centre benefits from a total of 686 free parking spaces. Other national retailers include **Wilko, Iceland, Home Bargains, New Look, Sports Direct, Poundland, Boots**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	95.50 sq. m	1,028 sq. ft
Basement:	97.27 sq. m	1,047 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£17,000 + VAT per annum exclusive.

SERVICE CHARGE

There is an annual variable service charge of **£11,320 + VAT**.

INSURANCE

The annual variable insurance contribution of **£991.89 + VAT**.

RATEABLE VALUE

Rateable Value - **£14,250** (2023)

Qualifying business may be entitled to **75% rates relief** until 31st March 2025. Interested parties are advised to make their own enquiries with the billing authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents – Creative Retail or M&P Property 0117 970 7536.

SUBJECT TO CONTRACT

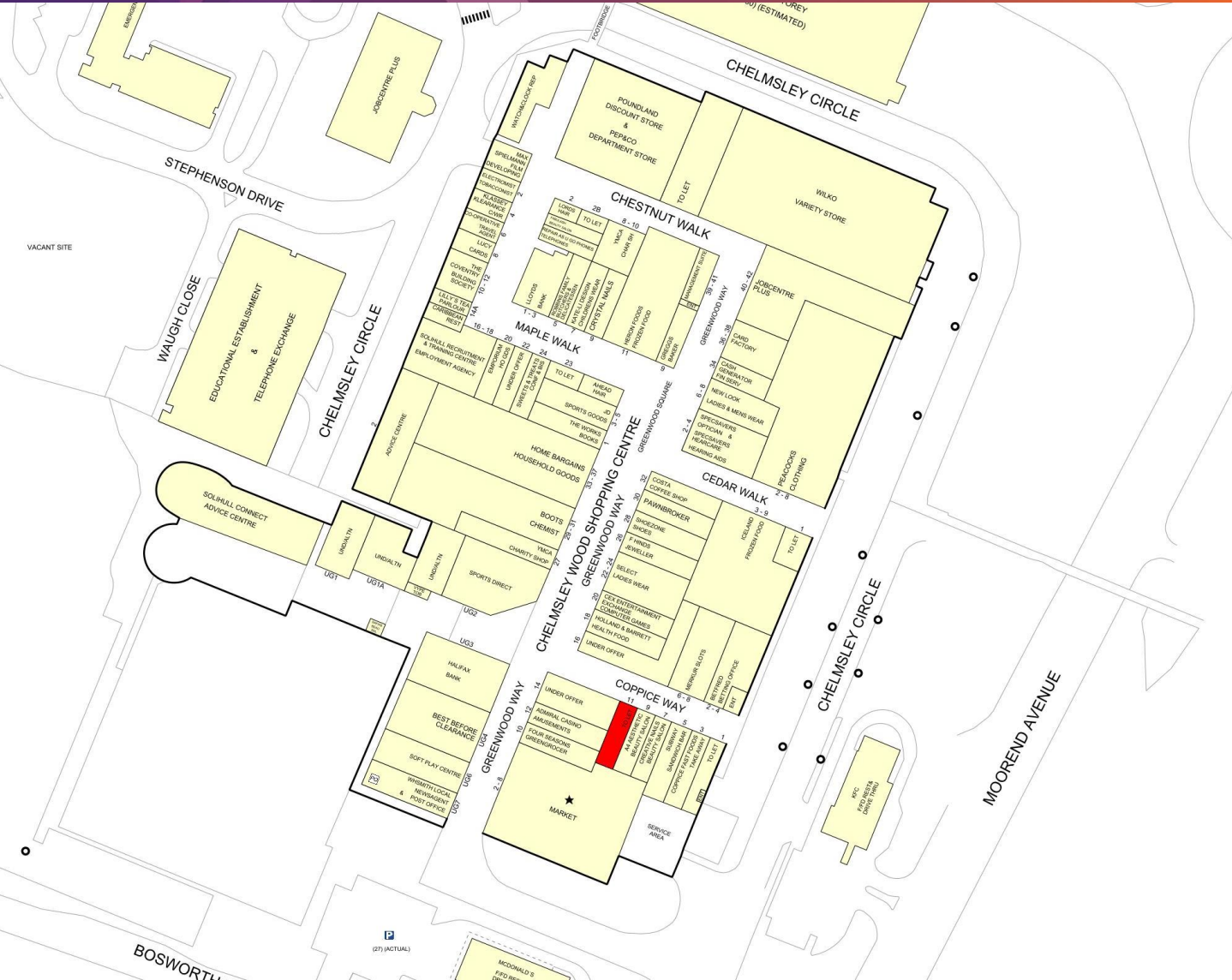

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

SHOP TO LET

Unit 12, 11 Coppice Way
Chelmsley Wood Shopping Centre,
Birmingham, B37 5TT



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Guy Sankey
Tel: 07415 408 196

Email: guy@creative-retail.co.uk

Ed Purcell
Tel: 07793 808 974

Email: ed@creative-retail.co.uk

0121 400 0407

www.creative-retail.co.uk