

## LEASE AVAILABLE/ MAY SUB-LET

**83B CHELMSLEY WOOD SHOPPING  
CENTRE  
CHELMSLEY WOOD  
BIRMINGHAM  
B37 5TT**



### LOCATION

Chelmsley Wood is located in the Borough of Solihull approximately 8 miles from Birmingham City Centre.

The premises front onto Chestnut Walk within Chelmsley Wood Shopping Centre being located between **POUNDLAND** and **WILKINSON**. Other retailers within the shopping centre include **ASDA**, **COSTA COFFEE** and **SPORTS DIRECT**.

### DESCRIPTION

The premises comprise a large retail unit with basement storage.

### ACCOMMODATION

The premises comprise of the following approximate areas and dimensions:-

<b>Shop Width</b>	<b>11.12m</b>	<b>36'6"</b>
<b>Shop Depth (max)</b>	<b>29.36m</b>	<b>96'4"</b>
<b>Ground Floor Area</b>	<b>307.45m<sup>2</sup></b>	<b>3306 sq ft</b>
<b>Rear Ground Floor Staff</b>	<b>8.46m<sup>2</sup></b>	<b>91 sq ft</b>
<b>Total Basement Area</b>	<b>305.69m<sup>2</sup></b>	<b>3287 sq ft</b>

### TENURE

The premises are held by way of a lease for a term of 15 years from 11 September 2006 at a current rent of £70,600 pax.

Alternatively, the premises may be made available by way of a new sub-lease, upon terms to be agreed.

### EPC

The Energy Performance Asset Rating of the premises currently falls within Category G.

A copy of the Energy Performance Certification can be made available upon request.

### RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>Rateable Value (2017 Assessment)</b>	<b>£51,000</b>
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We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### VIEWING

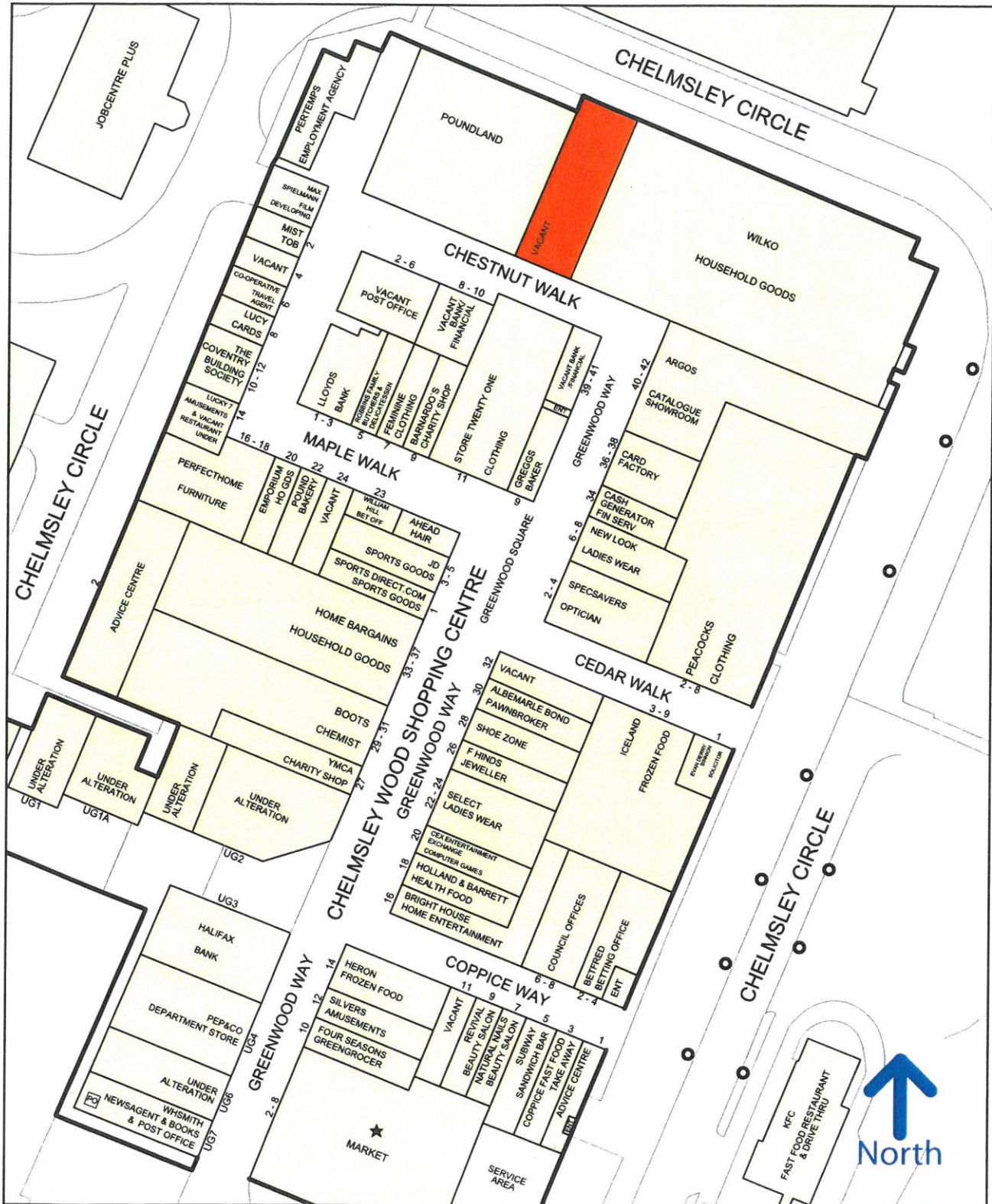
Viewing is strictly by prior appointment with the Sole Retained Agents.

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**All transactions are stated exclusive of VAT  
Subject to Contract**

**Date: April 2017**

**0121 454 4004**



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