



To Let
Prime Restaurant/Bar
Unit 4,960 sq ft (461 sq m)
Under New Travelodge
NOW OPEN

Southwater
Telford Town Centre
TF3 4JQ



08449 02 03 04
gva.co.uk/6235

Description

The highly successful Southwater development which opened in 2014 is anchored by a multi-screen IMAX Cineworld cinema, Telford Ice Rink, Tenpin Bowling and Mecca Bingo and currently offers a wide range of food and drink including Novello Lounge, Pizza Express, Zizzi, Miller & Carter, Hungry Horse, TGI Fridays, Nandos, Bella Italia, Coal Grill & Bar, Wildwood and cocktail bar The LiquorLab.

Southwater is conveniently located within walking distance to Telford Shopping Centre, one of the UK's top 10 convention centre's, Telford International Centre and Telford Town Park – one of the UK's largest urban parks which has direct links into the UNESCO world Heritage site of Ironbridge. This area alone attracts in the region of 3.6 million visitors a year and rising.

Significant investment and regeneration in recent years has seen Telford become the fastest growing Town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury in the West Midlands with excellent transport links. Birmingham city centre is approx. 40 minutes by car via the M54 motorway with regular rail services from the town centre.

Accommodation

The unit is situated beneath a new 68 bed Travelodge and has the key benefit of overlooking Southwater Lake on one of the main routes through to the Town Park (voted "UK's best Park" in 2015 the 450 acre site regularly attracts over 750,000 visitors a year).

This bar/restaurant unit will be self-contained and completely independent from the other occupiers within the high specification building.

With its attractive lakeside views there is the opportunity for outside seating in front of the lake and new public open space.

Virtual Tour and Photos

<https://my.matterport.com/show/?m=DLT37UnqC72>

GROUND FLOOR 311 sq m
(3,346 sq ft)

MEZZANINE 150 sq m
(1,614 sq ft)

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £20 per sq ft pa (£69,500 per annum) exclusive of rates, service charge, insurance and VAT.

Business Rates

Interested parties should make their own enquiries with the local rating authority to verify figures.

Energy Performance Certificate

Available upon request.

Legal Costs

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

VAT

VAT, if applicable, will be charged at the standard rate.



GVA

3 Brindleyplace, Birmingham B1 2JB

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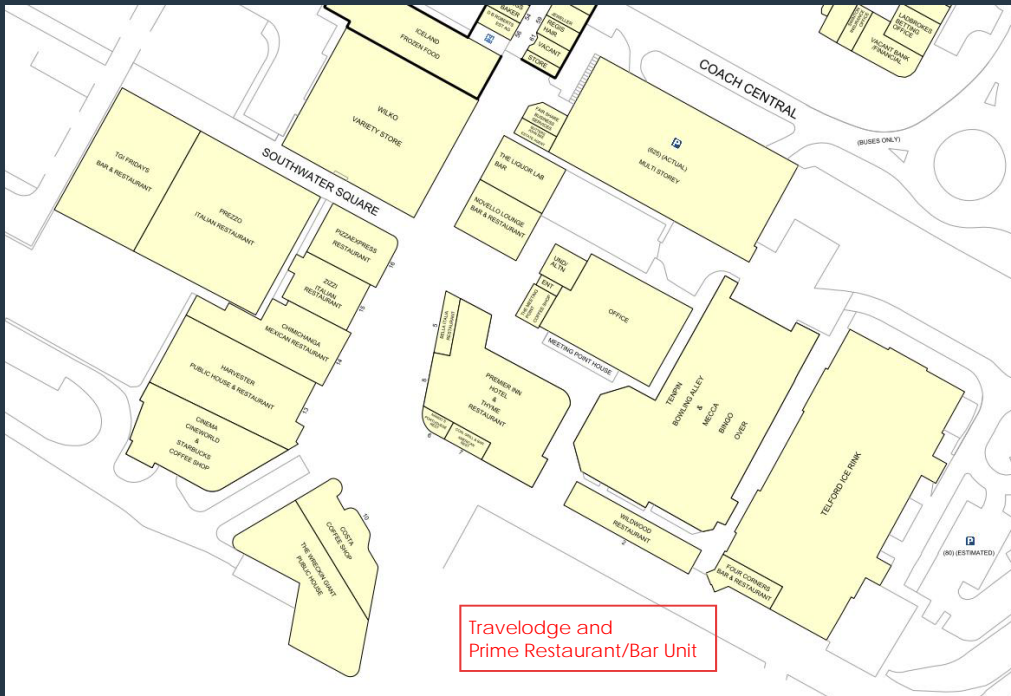
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July 2018

File number: 018025790

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