

# F&B / Leisure Opportunity

Unit 3 Park Avenue, Southwater, Telford, TF3 4BF

Colliers

New Lease Available



## Location

Telford is a major Shropshire town with strong retail and business hubs with excellent road access via the M54, along with fast rail links to Birmingham and Shrewsbury from Telford Central, located 15 minutes walk from the property.

The property is situated within Southwater Square, overlooking the Southwater Reservoir and forms part of the Telford Centre, the towns prime destination for retail, restaurants and leisure.

Nearby operators consist of **Bella Italia, Miller and Carter, Nando's, Pizza, Express, TGI Fridays, Wagamama's, Cineworld, Flip Out, PureGym and Tenpin.**

## Accommodation

The property has been partially stripped back to provide open plan accommodation, comprising a central bar, kitchen area with extraction system, beer cellar and storage. The demise benefits from fully glazed, floor to ceiling windows spanning the perimeter of the space. A disabled lift and staircase provide access to the mezzanine level, which comprises an additional trading area and fully fitted customer WCs. Internally, the property provides approximately 120 covers.

Externally, the property features a generous forecourt with seating capacity for a further 140 guests, offering attractive views over Southwater Lake.

## Area

The property has been measured on a gross internal area (GIA) basis, providing the following approximate areas:

Area	Sq. m	Sq. ft
Ground	305.6	3,289
Mezzanine	207.37	2,232
<b>Total</b>	<b>512.97</b>	<b>5,521</b>
External	148.81	1,602

## Lease

The property is available by way of a new effective full repairing and insuring (FRI) lease on terms to be agreed.

## Guided Rent

£75,000 per annum exclusive of VAT

## Service Charge

Available upon request.

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## Indicative Boundary



### Rates

We are advised by the Local Authority that the current assessment is as follows:

<b>Ratable Value</b>	£75,000
<b>UBR (2026/27)</b>	43.0p
<b>Rates Payable</b>	£32,250

Prospective tenants are advised to confirm any rating liability with the Local Authority.

### Costs

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

### EPC

The property has an EPC rating of A (25).

### Use

The property falls under Class E use of the Town and Country Planning (Use Classes) order 1987 (as amended).

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## External Area



## Ground Floor Bar/Dining Area



## Mezzanine Trading Area

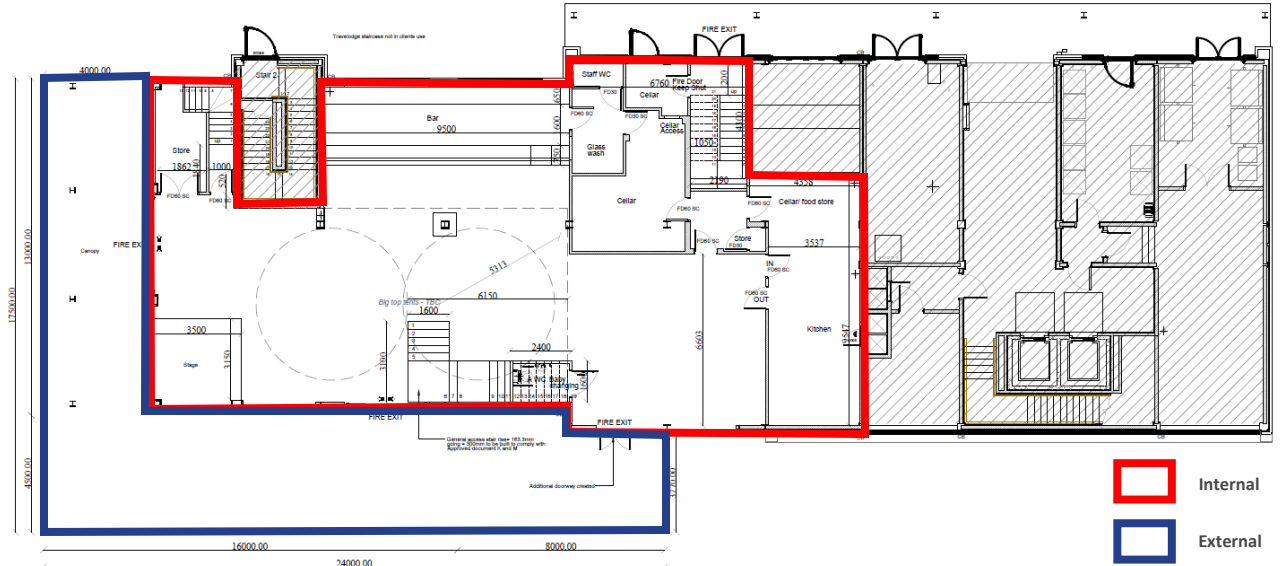


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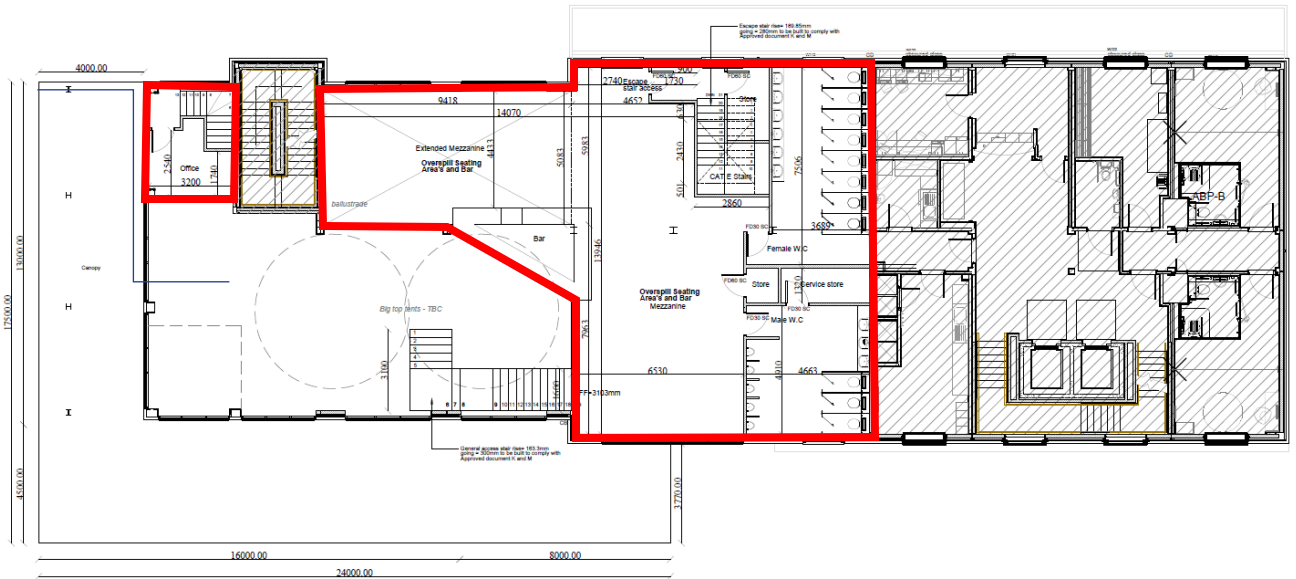


## Ground Floor Plan



Ground Floor Plan Scale 1:100

## Mezzanine / First Floor Plan



First floor Plan Scale 1:100

**Indicative Boundary and not to scale**

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