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 permitter 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
Total	**512.97**	**5,521**
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

2026-2027 running at £3.15 per sq ft per annum. Further details available upon request.

F&B / Leisure Opportunity

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

Colliers

Indicative Boundary

Rates

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

Ratable Value	£75,000
UBR (2026/27)	43.0p
Rates Payable	£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).

F&B / Leisure Opportunity

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

Colliers

External Area

Ground Floor Area

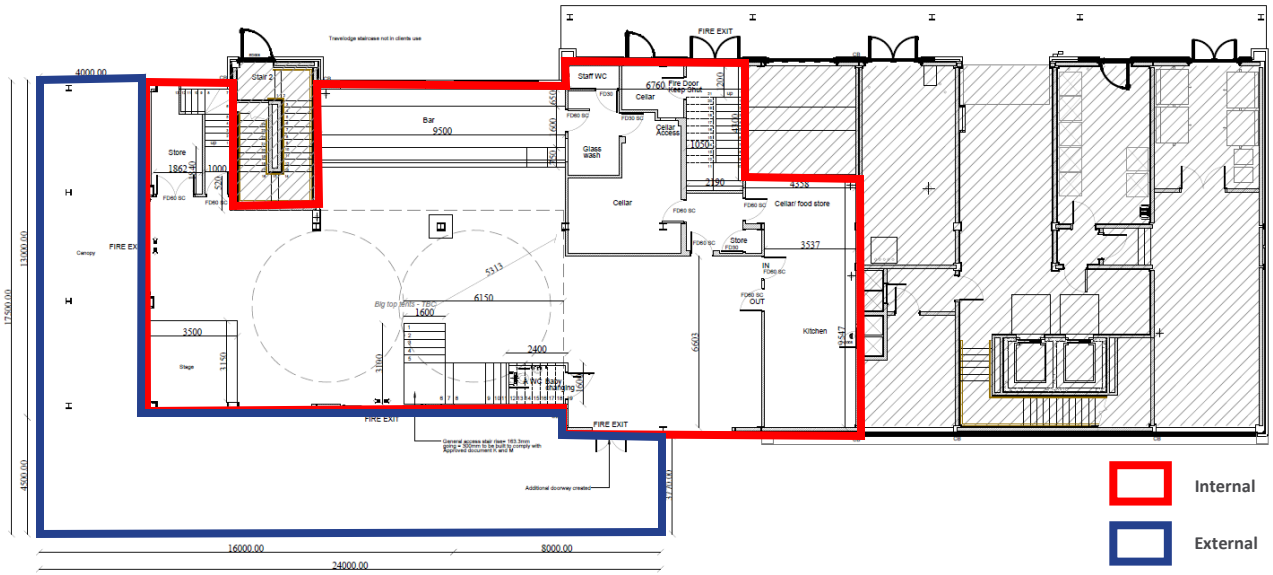
Mezzanine Trading Area

F&B / Leisure Opportunity

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

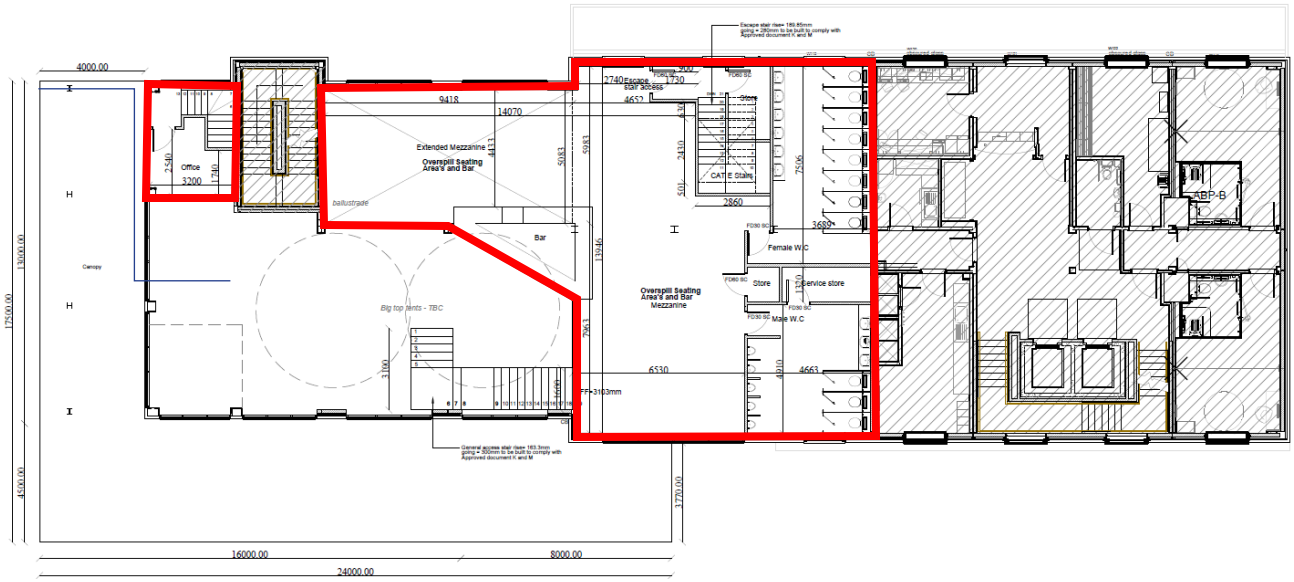
Colliers

Ground Floor Plan



Ground Floor Plan Scale 1:100

Mezzanine Plan



First floor Plan Scale 1:100

Indicative Boundary and not to scale

Beth Lowe
+44 7902 702787
beth.lowe@colliers.com

Charlie Hossack
+44 7345 463981
charlie.hossack@colliers.com

William Langan
+44 7824 850 611
william.langan@colliers.com

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 14/01/2021 (20556)
Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 95 Wigmore Street, London W1U 7GA.