Property Consultants 0121 212 7800

LEASE FOR SALE (MAY SUBLET) – LAST REMAINING RESTAURANT (A3 USE) The Waterfront, Walsall, WS2 8LR



Location

The Waterfront is Walsall's dominant cinema anchored leisure scheme and is located opposite **Crown Wharf Shopping Park**, the town's dominant retail destination.

The available restaurant makes up part of new leisure development, which includes an eight screen The Light Cinema, Hungry Horse, Chiquitos, TGi Friday, adjacent Creams and Bella Italia, near Subway, Gourmet Burger Kitchen and Pizza Express and a 93 room Premier Inn

The scheme benefits from **200 car parking spaces** and is just a five minute walk from the town centre and station.

Accommodation

The premises are arranged over the ground floor. The unit benefits from the following approximate net internal floor area:-

Gross trading	3,000 sq ft	278.71 sq m
area		

The unit benefits from outside seating overlooking the canal.

Lease Terms

The property is available by way of assignment of a new effective FRI lease for a term of 15 years or a sublet if preferred.

Rental

On Application.

Service Charge

£2,500 per annum.

Rating Assessment

To be assessed.

Legal Costs

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

Energy Performance Certificate

Available upon request.

Viewing

For further details floor plans or an appointment to view please contact the joint agents:-

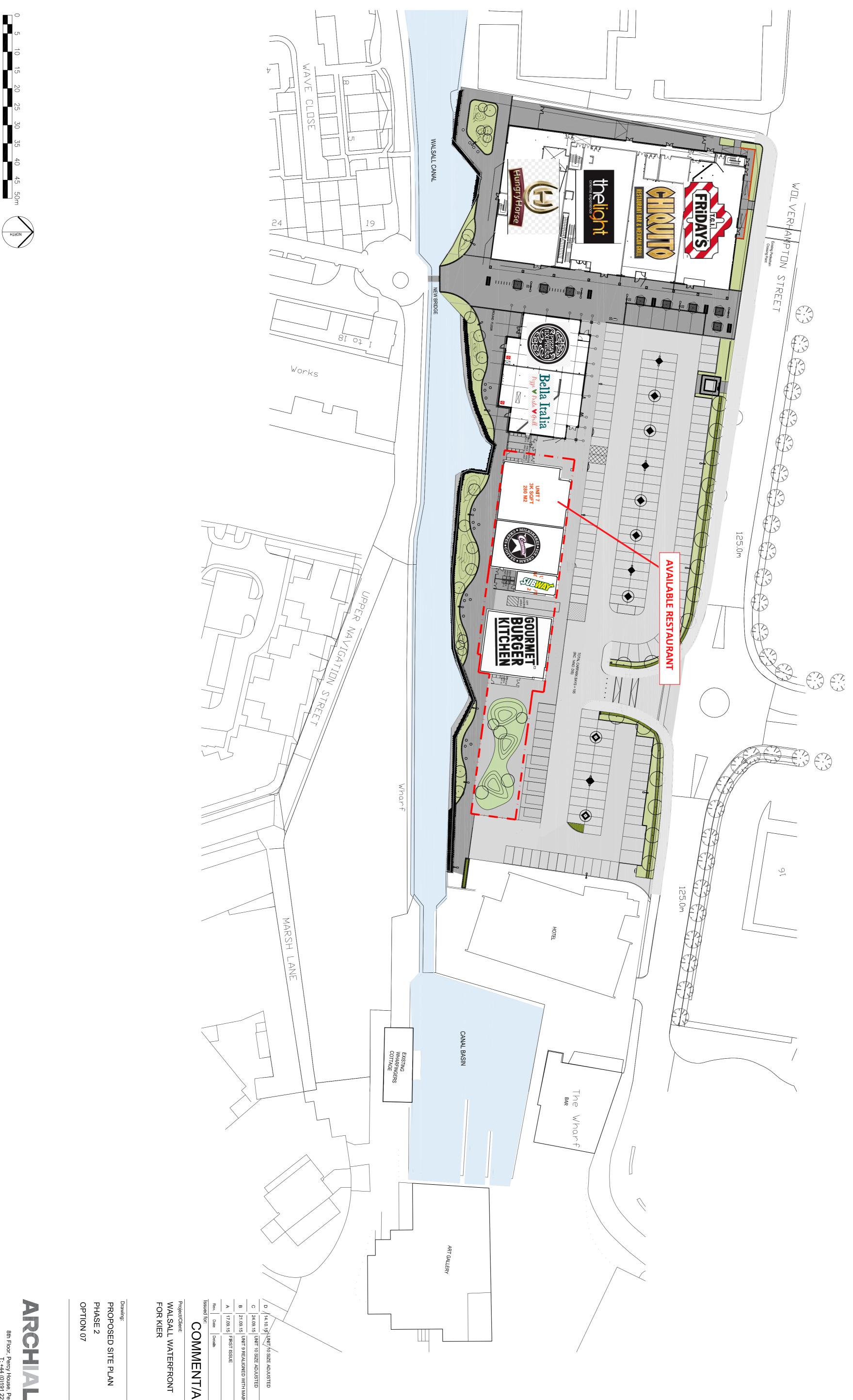
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Updated: Sept 2018 All transactions are stated exclusive of VAT. SUBJECT TO CONTRACT

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102 Colmore Row · Birmingham · B3 3AG



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 $_{\rm NS}$ must work only to figured dimensions which are to be checked on site. $_{\odot}$ INGENIUM ARCHIAL LIMITED. An Ingenium International Company

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	HASE 2	PROPOSED SITE PLAN	rawing:	
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Project No: IANC12-0092-02

COMMENT/APPROVAL

Issued for:	Rev.	≥	₽	c	D
d for:	Date	17.09.15	21.09.15	24.09.15	14.10.15
	Details	FIRST ISSUE	21.09.15 UNIT 9 REALIGNED WITH MAIN PEDESTRIAN ROUTE		UNIT 10 SIZE ADJUSTED
	Drawn	RS	RS	RS	RS
	Checked	JB	JB	JB	JB