

**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 area	3,000 sq ft	278.71 sq m
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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

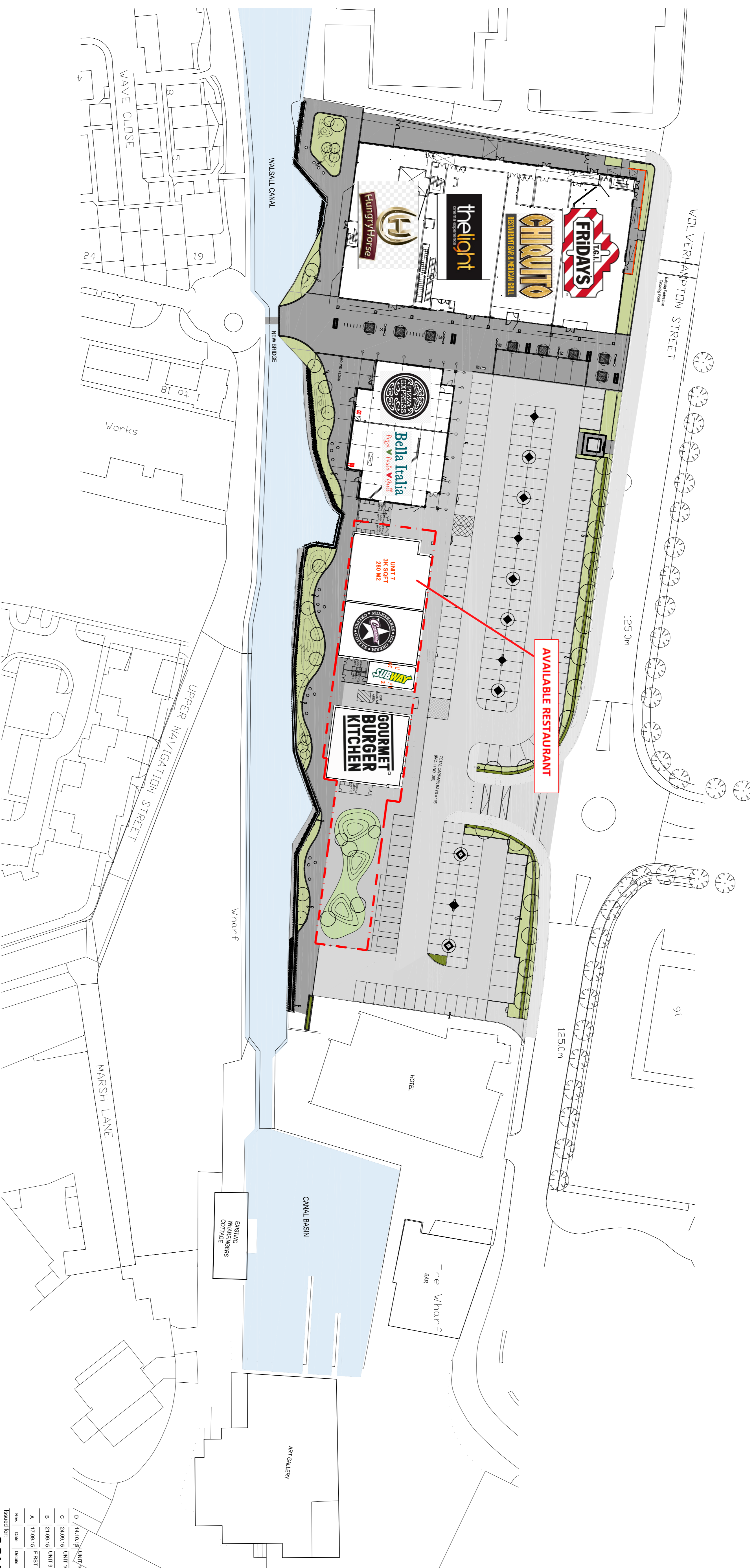
For further details floor plans or an appointment to view please contact the joint agents:-

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Updated: Sept 2018

**All transactions are stated exclusive of VAT.
SUBJECT TO CONTRACT**

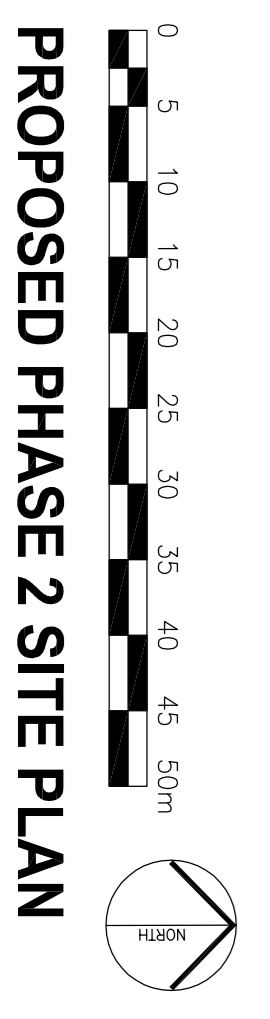


Rev.	Date	Drawn	Checked
A	17.09.15	RS	JB
B	21.09.15	RS	JB
C	24.09.15	RS	JB
D	14.10.15	RS	JB

COMMENT/APPROVAL

Project/Client: **WALSALL WATERFRONT FOR KIER**
 Project No: **LANCT2-0092-02**
 Draw No: **(SK)1006**
 Rev: **D**

Scale: **1:500 @A1**
 Drawing: **PROPOSED SITE PLAN PHASE 2 OPTION 07**
 Drawn By: **RS** Date: **17.09.15**
 Checked By: **JB** Date: **17.09.15**



PROPOSED PHASE 2 SITE PLAN