



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## LEASE FOR SALE (MAY SUBLET) – LAST REMAINING (A3 USE)

### UNIT 7A 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, TG! Friday, adjacent Creams and Bella Italia, near Subway, 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 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

Rateable Value	£47,000
Rates Payable 2019/20	£23,124.00

#### 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 sole agents:-

**Ian Hughes**  
**Rowley Hughes Thompson**  
 Tel: 0121 212 7802  
 Email: [ianh@rhtretail.co.uk](mailto:ianh@rhtretail.co.uk)

Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres



Experian Goad Plan Created: 30/10/2019

Created By: RHT



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