



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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ON THE INSTRUCTIONS OF LOTHIAN PENSION FUND

TO LET

UNIT 10 THE WATERFRONT, WALSALL, WS2 8LR

RESTAURANT A3 USE

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**, 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

Gross Trading Area	3,060 sq ft	284.28
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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.

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 sole agents:-

Jon Rowley

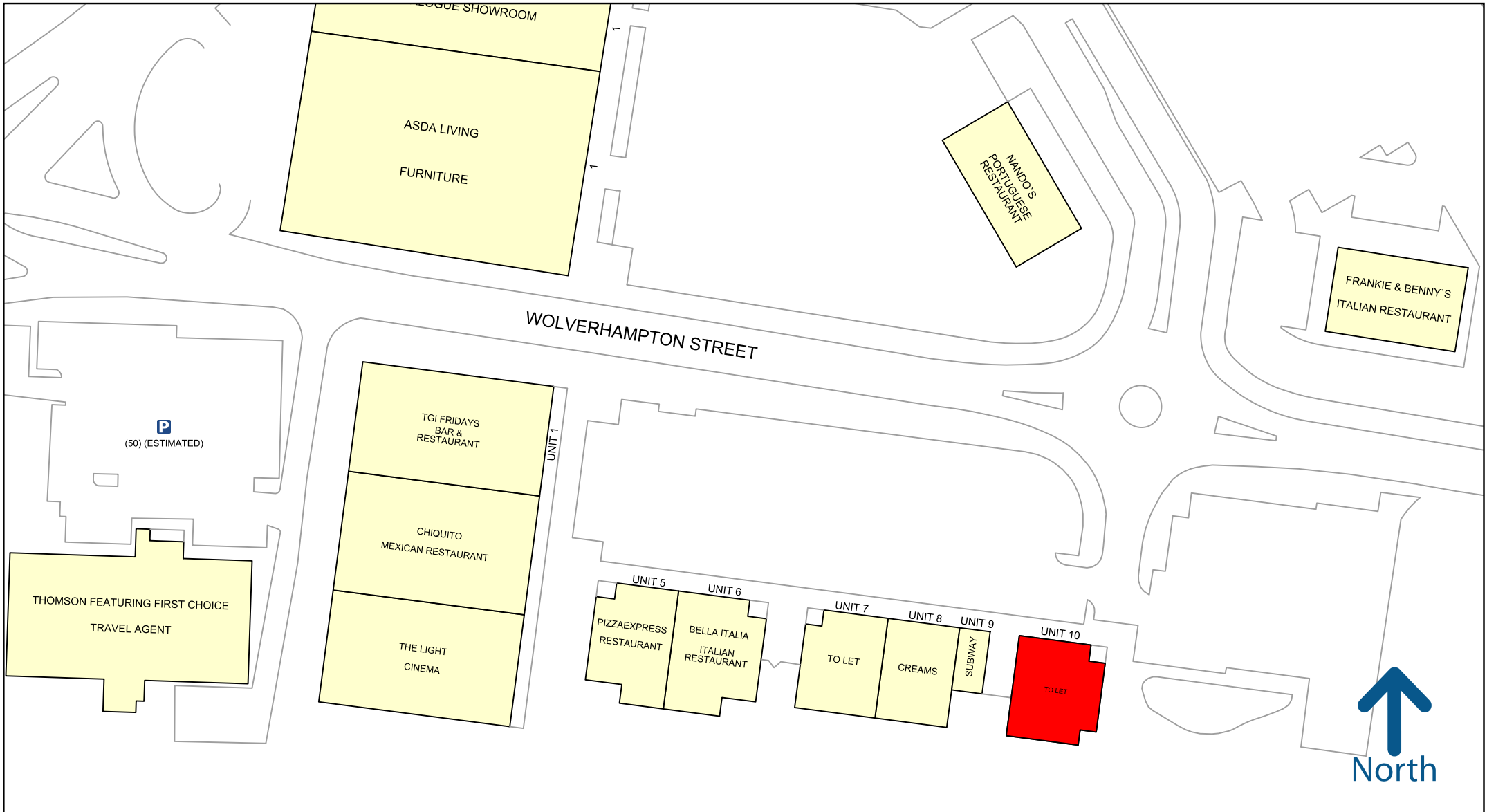
Rowley Hughes Thompson

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

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50 metres

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