



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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ON THE INSTRUCTIONS OF LOTHIAN PENSION FUND

TO LET

UNIT 5 THE WATERFRONT, WALSALL WS2 8DH

USE CLASS E RETAIL/ RESTAURANT / BAR

Location

The Waterfront is Walsall's 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, TGI Friday, Creams, Bella Italia, Subway**, 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	3,026 sq ft	281
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The unit benefits from outside seating overlooking the canal, and has previously been fitted as a high quality restaurant.

Planning

We are advised that the subject premises benefit from Use Class E covering retail/restaurant/bar use.

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

£6,196

Rating Assessment

Rateable Value (2020/21) £45,000

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

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

Energy Performance Certificate

Available on request.

Viewing

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

Jon Rowley - Rowley Hughes Thompson

Tel: 0121 212 7801

Email: jonr@rhtretail.co.uk

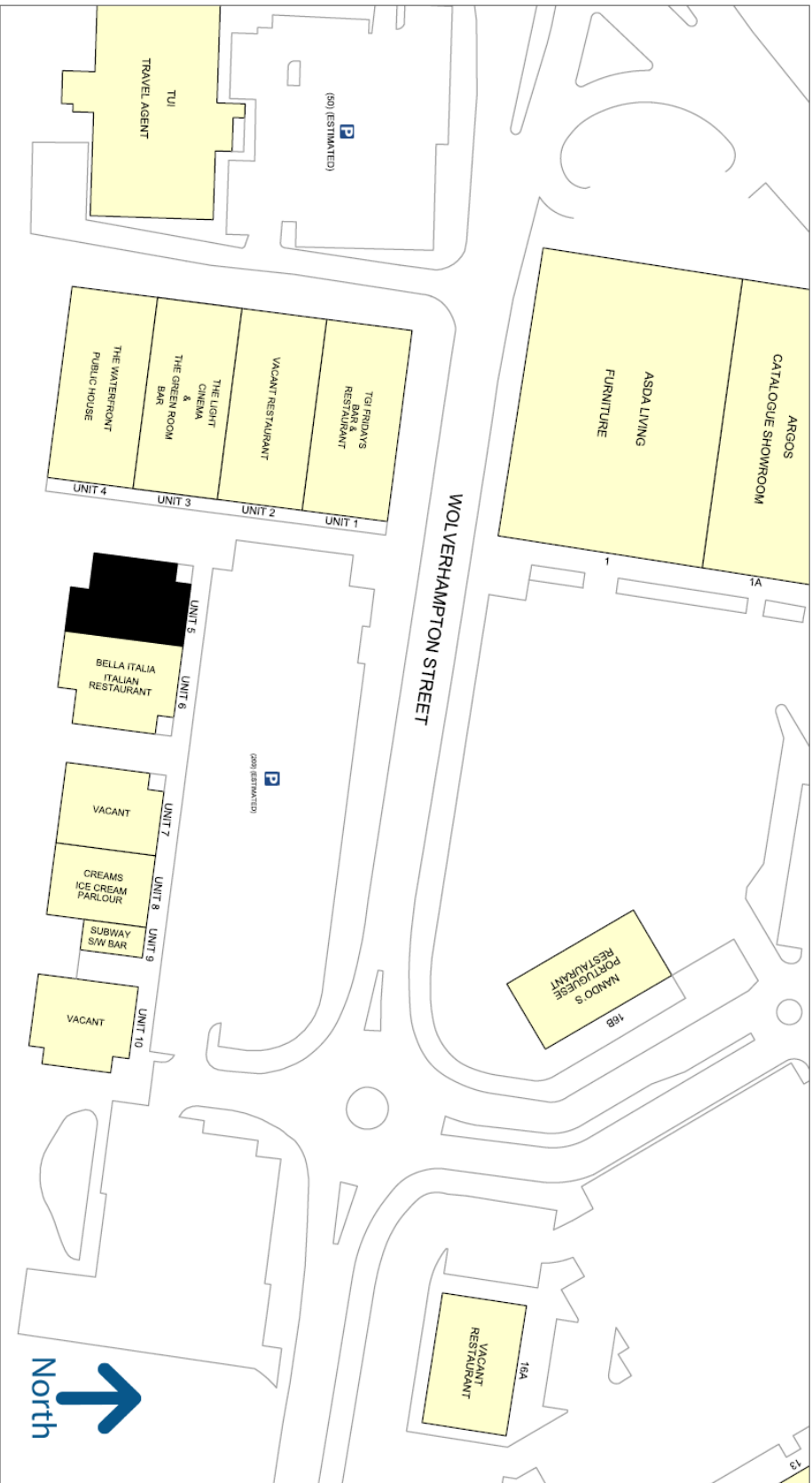
Jonny Goldstone – Montagu Evans

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Date prepared: August 2021. Transactions are stated exclusive of VAT,
Subject to Contract

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