

# TO LET

Prime Restaurant/Bar, Under New Travelodge,  
Southwater, Telford Town Centre, Shropshire,  
TF3 4JQ

# Halls<sup>1845</sup>

COMMERCIAL



## WILDWOOD

**PRIME RESTAURANT/BAR OPPORTUNITY FORMING PART OF THE SOUGHT AFTER  
SOUTHWATER DEVELOPMENT ADJACENT TO TELFORD SHOPPING CENTRE**

- Total Gross Floor Area of approximately 4,960 sq ft (461 sq m) including the mezzanine
- Located beneath a 68 bed Travelodge
- The property benefits from views over Southwater Lake
- Adjacent to the proposed new 1000 student university centre

Rent: £69,950 per annum (Exclusive)

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### LOCATION

The premises form part of the highly successful Southwater development, which opened in 2014 and is anchored by a multi-screen IMAX Cineworld cinema, Telford Ice Rink, Tenpin Bowling and Mecca Bingo and currently offers a wide range of food and drink including Novello Lounge, Pizza Express, Zizzi, Miller & Carter, Hungry Horse, TGI Fridays, Nandos, Bella Italia, Coal Grill & Bar, Wildwood and cocktail bar The LiquorLab.

Southwater is conveniently located within walking distance to Telford Shopping Centre, one of the UK's top 10 convention centre's, Telford International Centre, and Telford Town Park – one of the UK's largest urban parks, which has direct links into the UNESCO World Heritage site of Ironbridge. This area alone attracts in the region of 3.6 million visitors a year and rising.

Significant investment and regeneration in recent years has seen Telford become the fastest growing town in the West Midlands. Located 35 miles west of Birmingham and 15 miles east of Shrewsbury in the West Midlands with excellent transport links.

Birmingham city centre is approx. 40 minutes by car via the M54 motorway with regular rail services from the town centre. Southwater continues to benefit from inward investment the property is located beneath the 68 bed Travelodge and adjacent to Southwater Lake. The premises have views over the lake and one of the main routes to the town park is adjacent.

### DESCRIPTION

The unit is situated beneath a 68 bed Travelodge and has the key benefit of overlooking Southwater Lake on one of the main routes through to the Town Park (voted "UK's Best Park" in 2015 the 450 acre site regularly attracts over 750,000 visitors a year).

This bar/restaurant unit is self contained and completely independent from the other occupiers within the high specification building.

With its attractive lakeside views there is the opportunity for outside seating in front of the lake and new public open space. A new development associated with Wolverhampton University is proposed on the site adjacent.

### ACCOMMODATION

(All measurements are approximate only)

	sq m	sq ft
Ground Floor	311	3,346
Mezzanine	150	1,614
<b>Total Gross Internal Floor Area</b>	<b>461</b>	<b>4,960</b>

### RENT

£69,950 per annum (Exclusive) to be paid quarterly in advance

### RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value:	£131,000
Rates Payable:	£59,160

Prospective tenants should make their own enquiries to the Local Authority. The rates for the property are under review.

### TENURE

The property is available on a new Tenants Full Repairing and Insuring Lease, subject to service charge provision, for a term to be agreed, at £69,950 per annum

The service charge is levied at the following capped figures:  
Service Charge £2.60 per sq ft for maintenance of external common areas.

Service Charge £1.50 per ft for maintenance of property structure  
Further details upon request from the letting agents



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## EPC

B (35)

## LEGAL COSTS

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

## SERVICES

(Not tested at the time of our inspection.)

Prospective tenants are advised to satisfy themselves regarding the satisfactory connection of services to the property.

However we understand that mains water, electricity, gas and drainage are connected to the unit including a three phase supply (subject to any normal connection charges).

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House,  
Ironmasters Way, Telford, TF3 4NT  
Telephone: 01952 380000

## FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is elected for VAT. All figures in these particulars are quoted exclusive of VAT.

## PLANNING

The current planning consent is for use Class A3/A4 of the Town and Country use Classes Order.

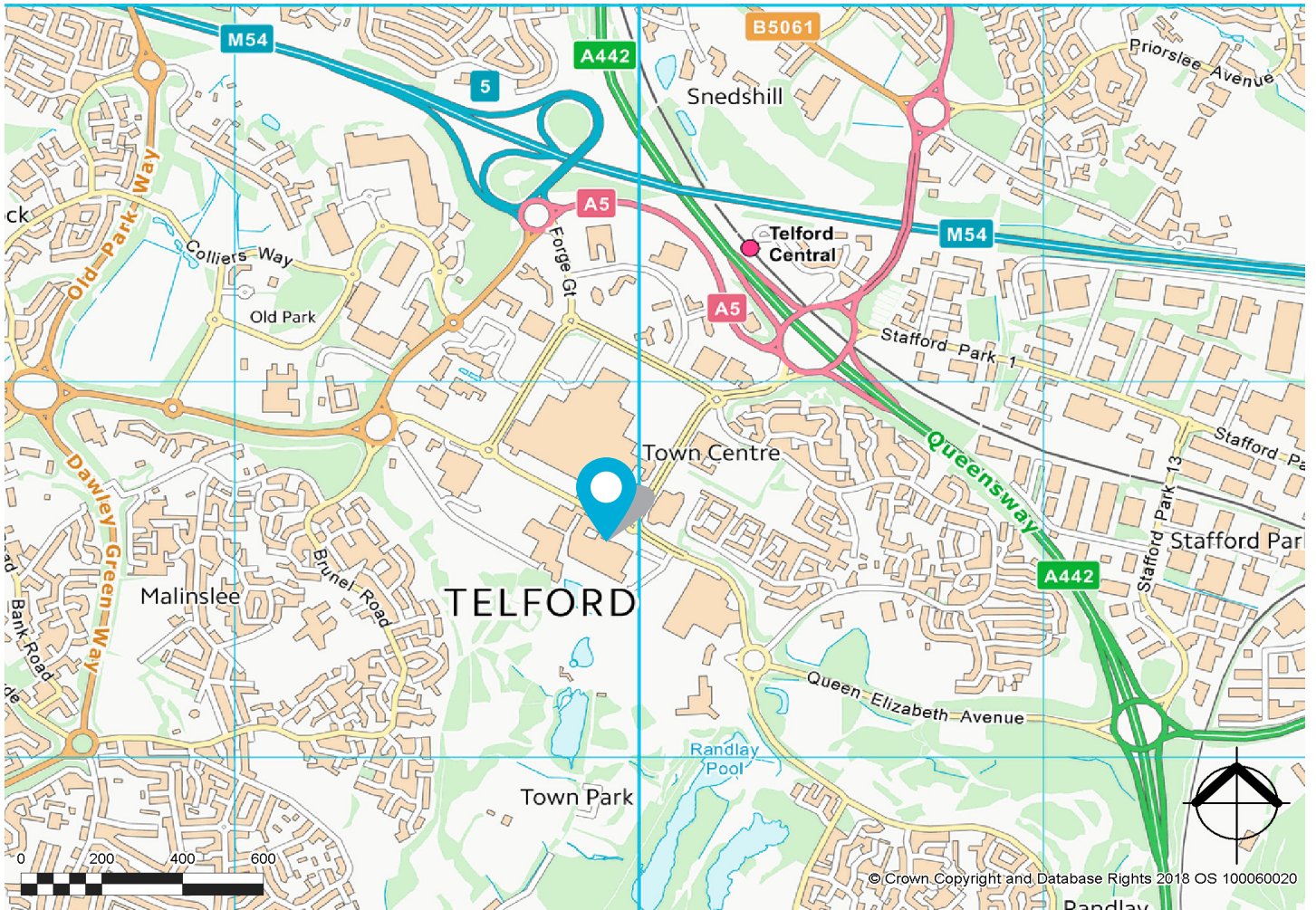
## LICENCE

The premises does not currently have any licensing.

Prospective tenants should satisfy themselves regarding their proposed use of the property.

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property  
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