

TO LET PRIME RESTAURANT/BAR UNIT 3475 SQ FT

UNDER NEW TRAVELODGE OPENING SUMMER 2017

MAIN STREET SOUTHWATER TELFORD TOWN CENTRE TF3 4JQ



LOCATION

Telford is the largest urban area in Shropshire and Southwater which immediately adjoins Telford Shopping Centre is one of the largest and most successful dedicated leisure destinations in the UK. Anchored by a Cineworld Multiplex Cinema additional occupiers include **Premier Inn, Telford Icerink, Pizza Express, Harvester, Zizzi** etc.

PROPOSED DEVELOPMENT

The next phase of the development will include a new 78 bedroom **TRAVELODGE** on land overlooking Southwater Lake and Telford Town Park. Subject to the grant of planning consent completion of this phase is targeted for Summer 2017.

ACCOMMODATION

The bar/restaurant unit (A3 planning use) will be self-contained with the opportunity to utilize high quality water facing outside space for additional external seating in an attractive lakeside location.

| Main Street Frontage | 45'0" | 13.7m |
|----------------------|-------------|-------|
| Return Frontage | 39'0" | 11.9m |
| Lakeside Frontage | 55'9" | 17m |
| Ground Floor GIA | 3,475 sq ft | 323m² |

Outside seating 50m² with potential for additional pavement licence by negotiation.

LEASE

The property will be available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£69,500 pa exclusive of rates, service charge, insurance and VAT.

RATEABLE VALUE

The premises have yet to be assessed for rating purposes and we advise all interested parties should make their own enquiries with the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the Joint Retained Agents.

Andrew Silverwood DDI: 0121 410 5547 Email: andys@wrightsilverwood.co.uk

Or

Paul Brewer GVA Tel: 0121 609 8431 Email: paul.brewer@gva.co.uk

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All transactions are stated exclusive of VAT Subject to Contract

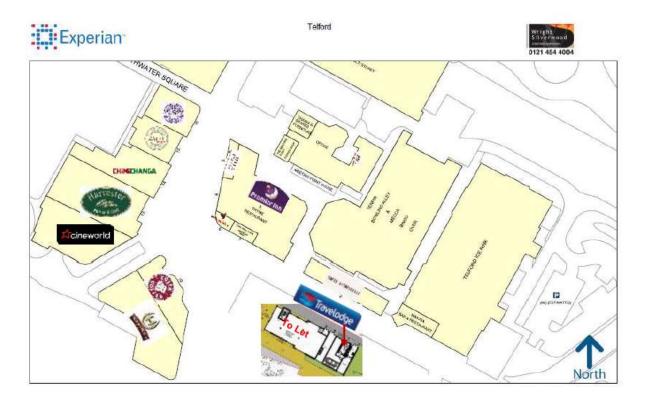
Date: Augu

August 2016

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