



**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	323m ²

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
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**All transactions are stated exclusive of VAT
Subject to Contract**

Date: August 2016

0121 454 4004



Telford



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