

# GVA

# To Let

## D2 Gym / A3 Restaurant Opportunity

Unit 2, Waterside Place, Marsh Lane, Walsall, WS2 9LB

For further information  
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### Location

The property is situated in a prominent location at the heart of Walsall Town Centre and overlooks the Crown Wharf Retail Park and Waterfront Leisure Scheme.

Waterside Place is part of the Crown Lofts residential scheme next to the internationally acclaimed New Art Gallery whilst opposite the very popular **Piri Fino Restaurant**, adjacent the brand new **Finesse Dessert** restaurant and in very close proximity to **Costa Coffee**.

This property provides a unique D2/A3 opportunity within a vibrant and high quality mixed use development.

The wider Waterfront Leisure Scheme is anchored by **The Light Cinema**, with occupiers including **Pizza Express**, **Bella Italia**, **Chiquito** and **TGI Fridays**.

### Description

The property comprises a ground floor unit in a shell condition with capped services.

### Accommodation

Ground Floor	392 sq m	4,221 sq ft
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### Rent

£27,500 per annum exclusive.

### Terms

The premises are available by way of a new effective full repairing and insuring lease.

### Business rates

To be assessed.

### Legal costs

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

### Planning

The property has the benefit of A3 (Restaurant & Cafes) consent and is suitable for a variety of uses including D2 (Assembly & Leisure) subject to planning consent.

### EPC

EPC available upon request.

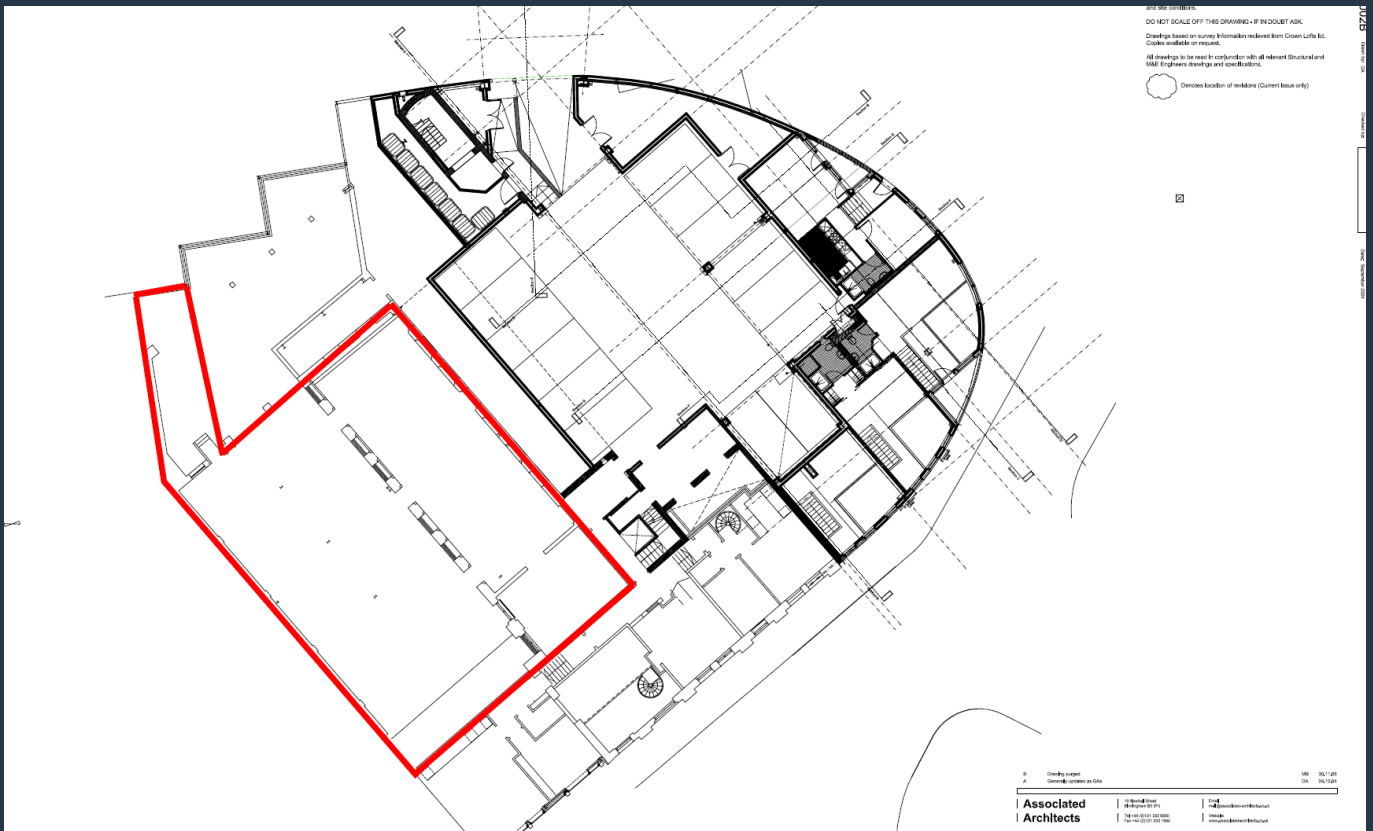
### VAT

VAT is applicable and will be charged at the standard rate.

### Viewing

Strictly by appointment with the sole agents.

08449 02 03 04  
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