

To Let  
Prime Restaurant/Bar  
Unit 4,960 sq ft (461 sq m)  
Under New Travelodge  
**NOW OPEN**

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Southwater  
Telford Town Centre  
TF3 4JQ



## Description

The highly successful Southwater development which opened in 2014 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 beverage including The Loungers, 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.

## Accommodation

The unit is situated beneath a new 68 bed Travelodge and has the key

benefit of overlooking Southwater Lake on one of the main routes through to the Town Park (which attracts 750,000 visitors per annum).

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

There will be an opportunity to utilise the outside space for additional seating to further exploit this attractive lakeside location.

The unit will be available for occupation in Spring 2018

### GROUND FLOOR

311 sq m (3,346 sq ft)

### MEZZANINE

150 sq m (1,614 sq ft)

## Lease

The property is available on a new full repairing and insuring lease for a term to be agreed at a quoting rent

of £20 per sq ft pa (£69,500 per annum) exclusive of rates, service charge, insurance and VAT.

## Business Rates

Interested parties should make their own enquiries with the local rating authority to verify figures.

## Energy Performance Certificate

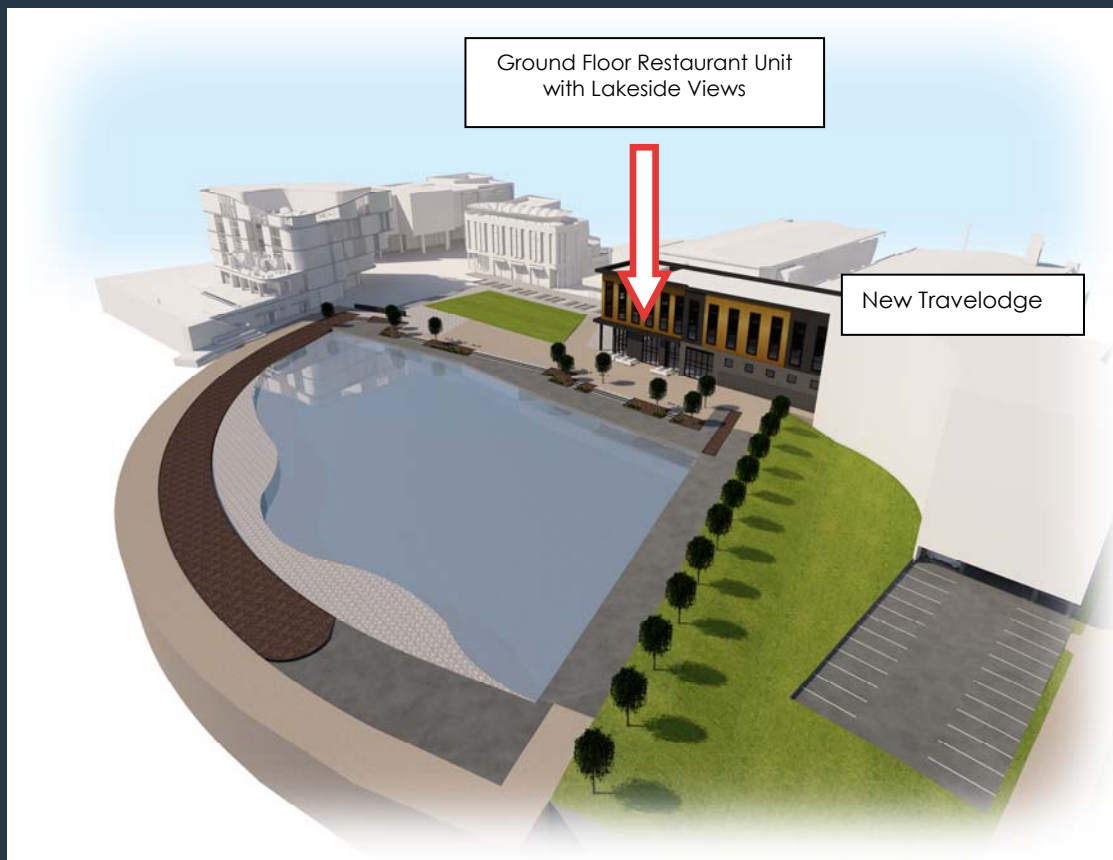
Available upon request.

## Legal Costs

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

## VAT

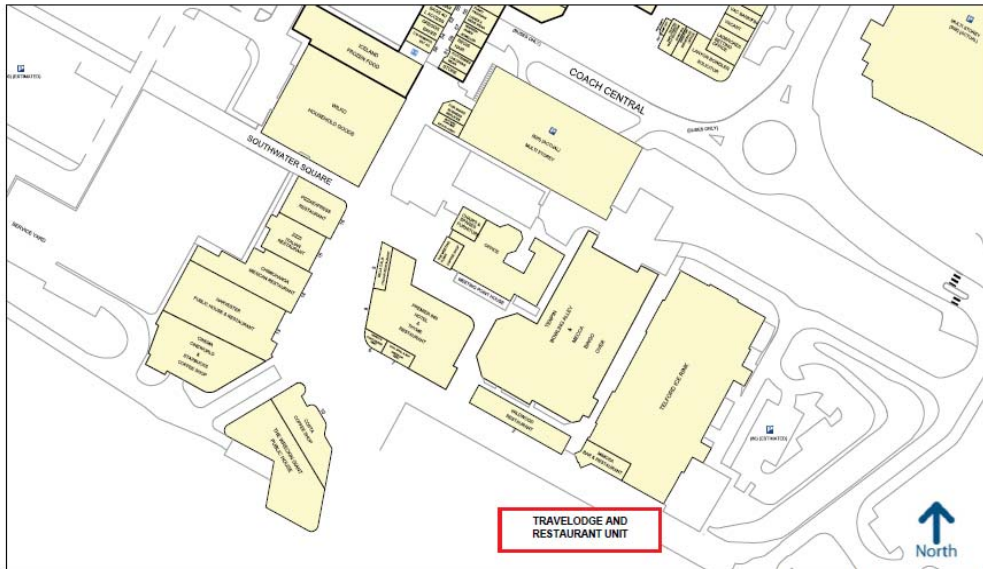
VAT, if applicable, will be charged at the standard rate.



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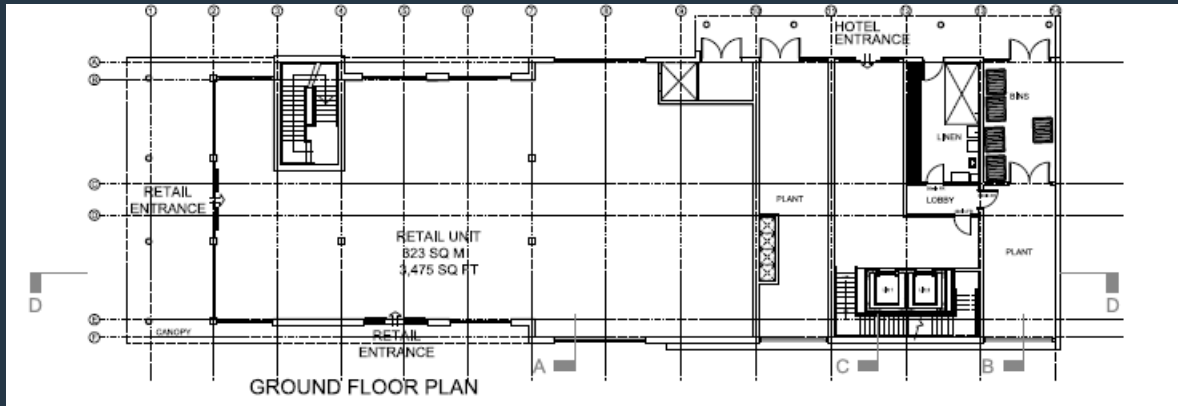


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