

**PRIME FULLY FITTED  
A3 UNIT TO LET****UNIT 2B  
SOUTHWATER  
SQUARE  
TELFORD  
TF3 4EJ****LOCATION**

Southwater Square is a busy and vibrant leisure development, completed only 4 years ago in the heart of Telford Town centre, and links directly into Telford Shopping Centre.

The available restaurant fronts Southwater Square, immediately opposite a Premier Inn and a 602 space multi-storey car park.

Southwater Square is home to a number of leisure retailers and national restaurant chains. Nearby occupiers include **Cineworld, Ten Pin, Premier Inn, Harvester, Zizzi, Pizza Express, Nando's, Bella Italia** and **Coal Bar & Grill**.

**ACCOMMODATION**

The accommodation comprises a fully fitted restaurant unit adjacent to Zizzi and Harvester.

The gross internal floor area is set out below:

**Ground Floor Area      378 sq m              4,070 sq ft**

together with a large external seating area.

**PLANNING**

The property currently benefits from A3 planning use.

**LEASE TERMS**

The premises are available on a new lease for a term to be agreed with five yearly upward-only rent reviews.

**QUOTING RENT**

Offers in excess of **£120,000** per annum.

**AVAILABILITY**

On completion of legal formalities.

**LEGAL COSTS**

Each party to bear responsibility for their own legal costs incurred in this transaction.

**VAT**

All figures referred to are exclusive of VAT (if applicable).

**EPC**

Available upon request.

**RATES**

See below estimated business rates figures.

Rateable Value	£131,000
Rates Payable 18/19 (est.)	£64,583

All parties should make their own enquires to Telford & Wrekin Council.

**SERVICE CHARGE**

Details to follow.

**VIEWING**

Strictly by appointment through the sole agents Montagu Evans (☎ 020 7493 4002):-

**Nick Goodman**

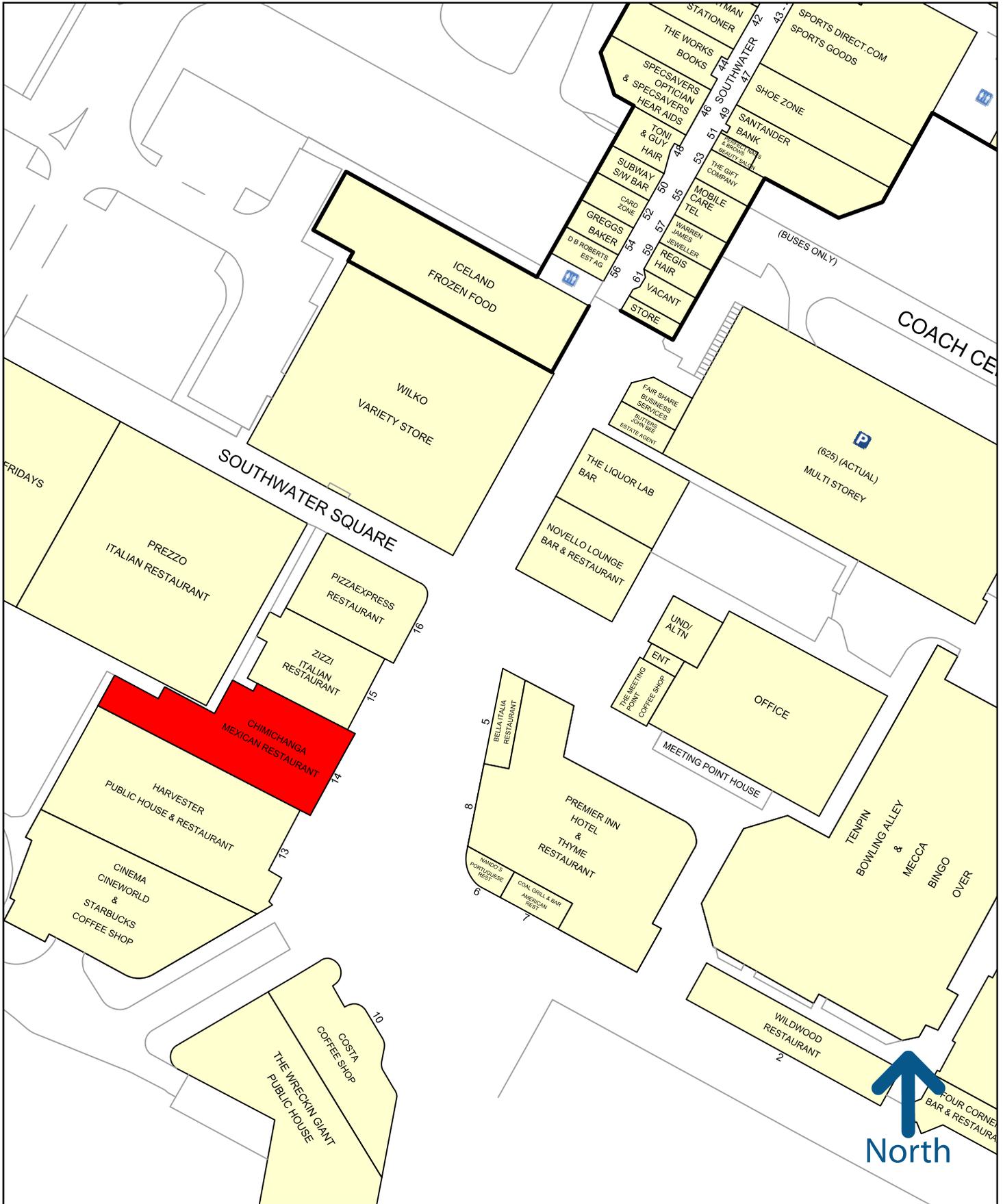
[nick.goodman@montagu-evans.co.uk](mailto:nick.goodman@montagu-evans.co.uk)  
☎ 020 7312 7432

**Paul Bugeja**

[paul.bugeja@montagu-evans.co.uk](mailto:paul.bugeja@montagu-evans.co.uk)  
☎ 020 7312 7471

**Evan Corcoran**

☎ 020 7866 7619  
[evan.corcoran@montagu-evans.co.uk](mailto:evan.corcoran@montagu-evans.co.uk)



Experian Goad Plan Created: 07/09/2018  
Created By: Montagu Evans

