

TO LET – RENTAL OFFERS INVITED

RESTAURANT UNIT 7A, THE WATERFRONT, WALSALL, WEST MIDLANDS, WS2 8LR



- The Waterfront is a cinema anchored leisure scheme in Walsall and is located opposite Crown Wharf Shopping Centre, a busy retail and leisure destination
- Nearby occupiers include The Light Cinema, Hungry Horse, Premier Inn, TGI Fridays, Subway, Creams, Bella Italia, Toro's Steakhouse, amongst various others
- Open plan restaurant unit currently in a shell condition and ready to be fitted out
- The property's ground floor Gross Internal Area is around 3,000 sq ft
- Rental incentives may be available subject to status

Location

The Waterfront is a cinema anchored leisure scheme in Walsall and is located opposite the Crown Wharf Shopping Centre, widely regarded as Walsall's primary retail and leisure destination. It is accessed via the Inner Ring Road (A454) and Blue Lane West (A4148). The scheme benefits from circa 200 car parking spaces and is just a five minute walk from the town centre and train station.

Nearby occupiers include The Light Cinema, Hungry Horse, Premier Inn, TGI Fridays, Subway, Creams, Bella Italia, Toro's Steakhouse, amongst various others.

Directly opposite, Crown Wharf Shopping Centre is home to major brands including Asda Living, Aldi, PureGym, Ninja Warrior, Argos, Tenpin Bowling, Card Factory, amongst various others.

Accommodation

The subject property comprises of an open plan ground floor restaurant unit which is currently in a shell condition and is ready to be fitted out.

The unit benefits from a desirable external seating area positioned to the side and rear, offering attractive views over the canal.

The property's ground floor Gross Internal Area is around 3,000 sq ft.

Tenure

Leasehold. The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease which expires on 23/08/2032, subject to landlord's consent.

Rental incentives may be available subject to status. A service charge is also payable – (amount TBC).

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Business Rates

To be assessed.

VAT

VAT will be applicable on the letting of this property.

EPC

An EPC has been requested.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



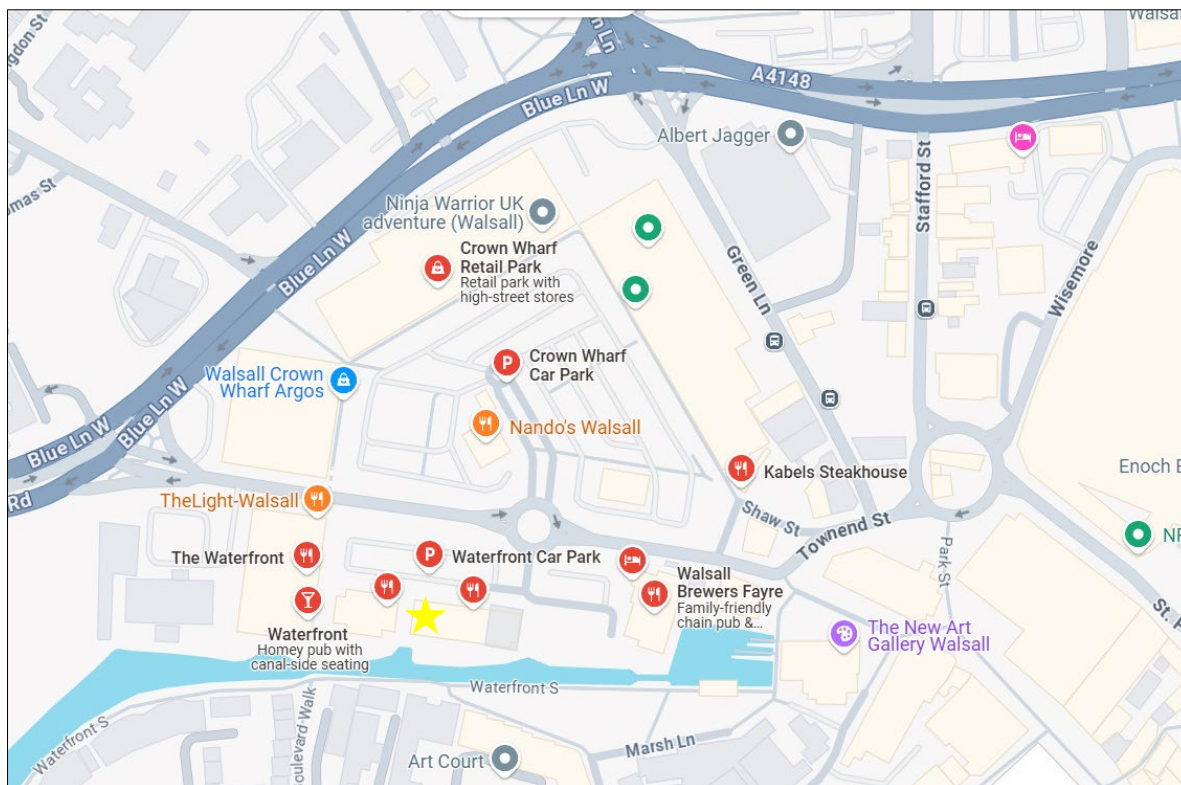
Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtscmercial.co.uk



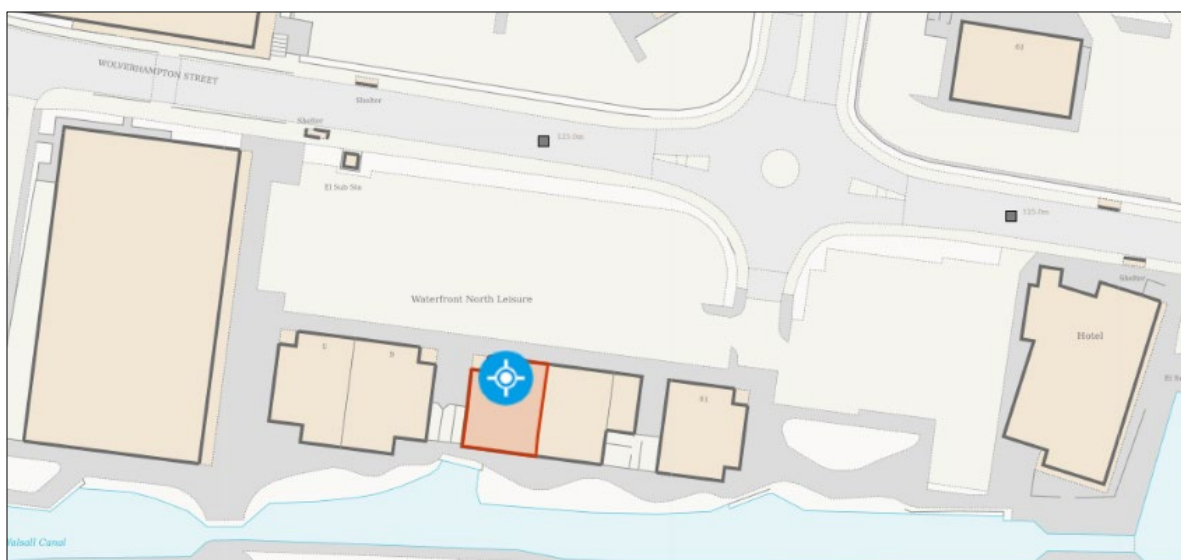
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtscmercial.co.uk



Location Plan



Site Plan



Important notice

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Our Services & Offices

