



Unit 7A, The Waterfront, Walsall, WS2 8LR

To Let
3,000 sq ft Restaurant



Location

The Waterfront is a cinema anchored leisure scheme and is situated opposite Crown Wharf Shopping Centre, the area is considered to be Walsall's leading retail and leisure destination.

Immediate neighbouring occupiers include **The Light Cinema, Bella Italia, Creams and Hungry Horse.**

Opposite within The Crown Wharf Shopping Centre occupiers include **Asda Living, Nando's, Ninja Warrior, Pure Gym and Tenpin.**

The scheme has good visibility from the road and benefits from a large car park, additionally it is a 5 minute walk from Walsall train station.

Accommodation

The unit available comprises an open plan ground floor unit arranged over ground floor only in shell condition.

The unit offers the advantage of an outdoor seating area positioned to the side and rear, overlooking the canal

Floor areas are available below:

Floor	Sq. M	Sq. Ft
Ground	278.71 sq. m	3,000 sq. ft

Rent

On application

Tenure

The property is available by way of an assignment or sublease, with the lease expiring August 2032.

Service Charge

To be confirmed

Rates

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Ratable Value	£51,500
UBR (2023/24)	51.2p
Rates Payable	£26,368

Costs

Each party to be responsible for their own costs.

EPC

To be assessed.

Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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