

New Lease Opportunity

FULLY FITTED RESTAURANT UNIT— 4,156 sq ft WOLVERHAMPTON

UNIT 2A, BENTLEY BRIDGE LEISURE PARK



KEY HIGHLIGHTS

- Bentley Bridge is a favoured retail and leisure destination and a prominent venue for both the city of Wolverhampton and its surrounding local areas.
- The scheme attracts circa 2.9 million visitors every year.
- Other anchors located on the leisure site include Cineworld, Hollywood Bowl, KFC and McDonalds.
- The site also benefits from an adjacent retail park with major outlets such as Argos, Boots, Aldi and Next.
- Royal Wolverhampton Hospital is also located in very close proximity to the unit.
- Located to the north east of Wolverhampton, approximately 15 minutes from Junction 9 of the M6.

The premises is located on the ground floor, providing the following approximate floor areas:

Ground Floor	386 sq m	4,156 sq ft
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33 Margaret Street
W1G 0JD

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Location

The unit is accessed via a ground floor entrance and sits adjacent to **Cineworld** and **Subway**. The unit benefits from a large frontage displaying tenants name, as well as a large car park on its door step.

Use Class

A3 (Will qualify under E Class from 1st September 2020).

Rateable Value

£45,250.00.

Rent

Upon Application.

CONTACT

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Service Charge

£18,800.61.

Tenure

A new lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request.

Viewing

Appointments to view should be made strictly by appointment.