

# Albert & Co Fairground

Southwater Way, Telford, Shropshire, TF3 4BF

Colliers

Lease Assignment  
Available  
Fully Fitted Restaurant /  
Bar



## Location

Telford is a major Shropshire town with strong retail and business hubs with excellent road access via the M54, along with fast rail links to Birmingham and Shrewsbury from Telford Central, located 15 minutes walk from the property.

The property is situated within Southwater Square, overlooking the Southwater Reservoir and forms part of the Telford Centre, the town's prime destination for retail, restaurants and leisure.

Nearby operators consist of **Bella Italia, Miller and Carter, Nando's, Pizza, Express, TGI Fridays, Wagamama's, Albert's Shed, Cineworld, Flip Out, PureGym and Tenpin.**

## Accommodation

The ground floor is arranged as open-plan restaurant accommodation with a central bar, kitchen, cold room and storage, benefiting from a fully glazed frontage surrounding the demise. A disabled lift and stairway provide access to the mezzanine, which includes a second bar, additional trading space, and male, female, and accessible WCs. Across both levels, the internal seating capacity is approximately 120 covers.

Externally, the property features a generous forecourt with seating for a further 150 guests, offering attractive views over Southwater Lake.

The property has been measured on a gross internal area (GIA) basis, providing the following approximate areas:

Area	Sq. m	Sq. ft
Ground Floor	305.6	3,289
First Floor	207.37	2,232
<b>Total</b>	<b>512.97</b>	<b>5,521</b>
Outside	148.81	1,602

## Lease

The property is let by way of a 10-year lease expiring 13<sup>th</sup> June 2034 with a rent review on 14<sup>th</sup> June 2029. The rent is stepped as follows:

14<sup>th</sup> June 2025 – 13<sup>th</sup> June 2026: £40,000 p.a.

14<sup>th</sup> June 2026 – 13<sup>th</sup> June 2027: £50,000 p.a.

14<sup>th</sup> June 2027 – 13<sup>th</sup> June 2028: £60,000 p.a.

14<sup>th</sup> June 2028 – 13<sup>th</sup> June 2029: £70,000 p.a.

14<sup>th</sup> June 2029 onwards: Subject to rent review

The property benefits from being within the Landlord & Tenant Act 1954, providing security of tenure.

A copy of the full lease is available upon request.

## Indicative Boundary



## Rates

We are advised by the Local Authority that the current assessment is as follows:

<b>Ratable Value</b>	£48,250
<b>UBR (2025/26)</b>	51.9p
<b>Rates Payable</b>	£25,041.75

Prospective tenants are advised to confirm any rating liability with the Local Authority.

## Use

Class E.

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

## EPC

The property has an EPC rating of A (25).

## Service Charge

The service charged has been capped at £2.60 per sq ft.

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## External Area



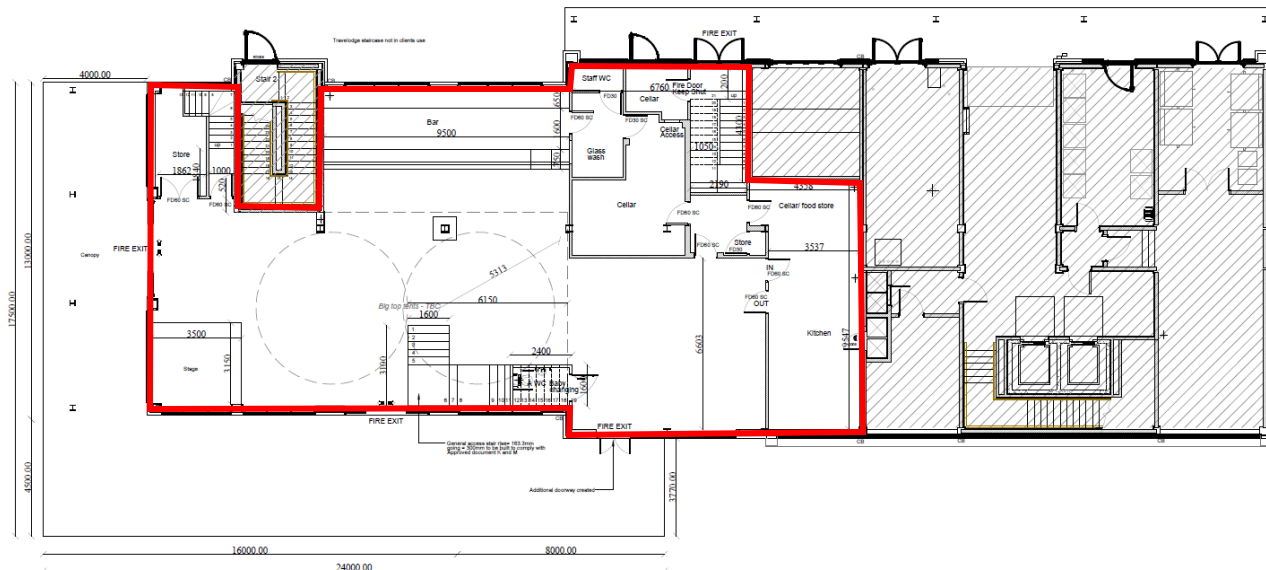
## Ground Floor Bar/Dining Area



## Mezzanine Trading Area

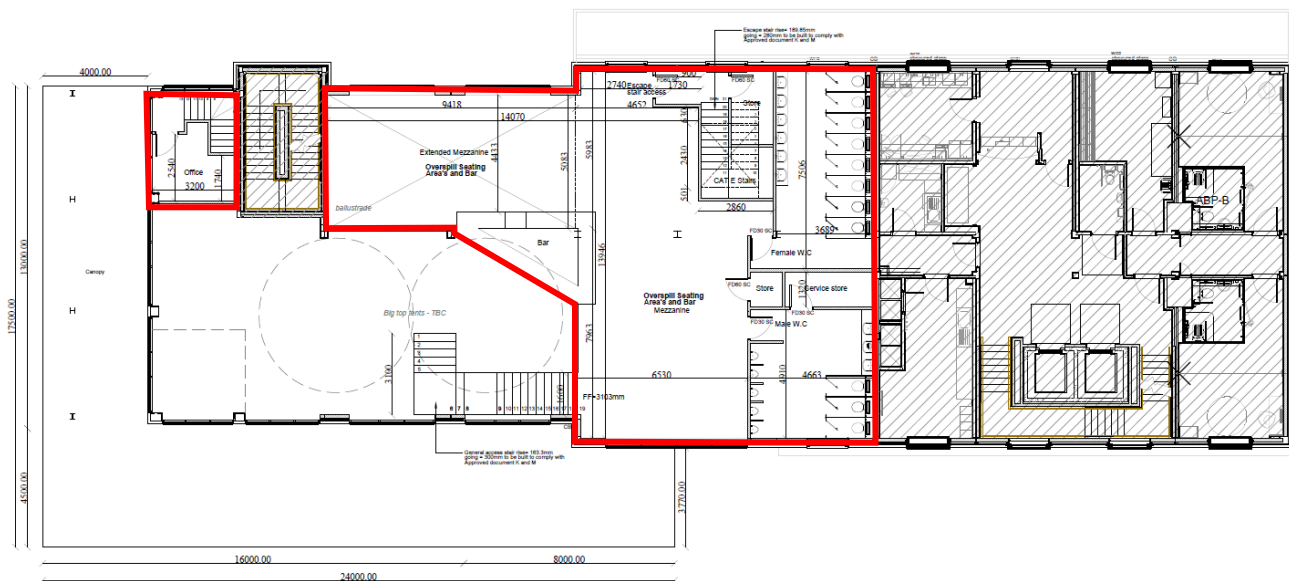


## Basement Plan



Ground Floor Plan Scale 1:100

## Mezzanine / First Floor Plan



First floor Plan Scale 1:100

**Indicative Boundary and not to scale**

### Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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