

# Venture Fields Widnes restaurant opportunity

**To Let**

1,655 sq ft TO 3,885 sq ft  
153.7 sq m TO 360.9 sq m

Be part of a major new leisure complex pre-let to Reel Cinemas, Planet Ice, Widnes Superbowl and Frankie & Benny's.



 **ST.MODWEN**  
01925 825990

  
**HALTON**  
BOROUGH COUNCIL

# a prime restaurant opportunity

1.5 million  
people in  
20 Km

(Focus)

District  
population  
of 118,000

(Focus)

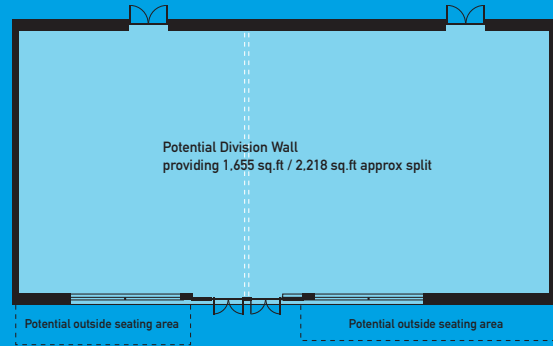
Anticipated  
completion  
Autumn 2011





Forming part of the first phase, the proposed restaurant will be located between the ice rink and the bowling centre, extending to 3,885 sq ft (360.9 sq m) approx. The Unit is capable of sub division to form two smaller units.

## Restaurant Floor Plan



## LOCATION

With an extensive frontage to A568 Widnes Eastern Bypass, Venture Fields benefits from easy access to Widnes town centre, J7 of the M62 and J12 of the M56, with J21A of the M6 within 14 miles of the development.

The Venture Fields leisure scheme will also be located close to the major new 250,000 sq ft Widnes Shopping Park which opened earlier this year and includes tenants such as M&S, Next, BHS, New Look, River Island and Boots.

## TERMS

The restaurant unit is available as a whole or in part by way of a new Full Repairing and Insuring Lease, for a term of years to be agreed.

## RENT AND SERVICE CHARGE

Upon Application.

### MISREPRESENTATION ACT:

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## ALL ENQUIRIES



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