

**Former Residential Care Home Suitable for Various Care Uses
16 Dudley Road, New Brighton, Wirral, CH45 9JP**

SPACIOUS PROPERTY IN EXCELLENT LOCATION

Ref: 65767



The property is offered on a new lease at a rental of £35,000 per annum. Full Repairing, Decorating and Insuring terms (see Below). **There is a Walk-Through Video available at: -**
<https://www.youtube.com/watch?v=p1fn8ipd92A>

Location The property is situated on the West side of Dudley Road approximately 1/4 mile from New Brighton Railway Station in a well populated residential Area of New Brighton. The Town has a wide range of visitor attractions and facilities which have been subject to considerable investment in recent years. This investment has focused on the Marine Point Leisure and Retail development completed in 2011. This includes The Light 8 Screen digital multiplex cinema, a Travelodge hotel, a range of cafe bars and restaurants, a Casino, a Morrison's supermarket (together with other major retailers) and a sailing school using the refurbished Marine Lake. Other attractions include the Riverside Bowl bowling alley, the New Palace Amusement Arcade and the Floral Pavilion Theatre which was rebuilt in 2008 as a first phase of the Town's regeneration and accommodates a Conference Centre. The Promenade, along with the main High Street (Victoria Road) has seen considerable regeneration. There is also the Marine Promenade Masterplan that seeks to further develop the appeal of the promenade with high quality facilities and investment. The area enjoys not only frequent train & Bus services, but New Brighton is within minutes' drive of the M53 Motorway and the Mersey Tunnels for swift access to Liverpool and beyond.

Full Details are as follows:-

Glazed Door to **Vestibule, Inner Hall** with Radiator, Laminate Flooring.

Front Room 1 (Small Lounge) 16'7 X 12' Double Glazed Window To Front.

Front Room 2 (Main Lounge) 23'6 X 14'1 into Square Bay Window, Sealed Unit Double Glazed Window.

Front Room 3 19'2 X 6'8 into Splayed Bay Window, Laminate Flooring, Double Radiator, Sealed Unit Double Glazed Window, Wash Basin Set into Vanity Unit.

Front Room 4 19'2 X 7'3 into Splayed Bay Window with Laminate Flooring, Double Radiator, Sealed Unit Double Glazed Window, Wash Basin Set into Vanity Unit.

Rear Room 5/Office 6'9 X 12'4 maximum, with Laminate Flooring Sealed Unit Double Glazed Window

Wet Room 6 6' X 6'2 with Timber Panelling to Walls & Ceiling, Double Glazed Window, Ladder Towel Rail.

Fitted Kitchen 14'4 X 13'3 with Base & Wall Cupboard Units, Central Peninsula Unit, With Stainless Steel Surface, Fully Tiled Surrounds, Single Drainer Stainless Steel Sink Unit with Mixer Taps, Pot Wash Stainless Steel Sink Unit with Mixer Taps, Side Stainless Steel Bench, 5 Burner Gas Oven And Hob, Extractor Hood, Strip Light.

Conservatory 21'7 X 12'9 with Laminate Flooring, Sealed Unit double Glazed Windows to two sides & 2 Velux' Style Roof Lights

Inner Hall with access to **Main Reception/Office** 9'10 X 7'6 with Panelled Walls, Laminate Flooring, Double Radiator, Strip Light, Sealed Unit Double Glazed Window.

Under Stairs Store, Door to Rear.

A turned timber staircase with feature coloured glass leaded light window at half landing leads to: -

Room 6 9'9 X 14'6 Laminate Flooring. Sealed Unit Double Glazed Window. Double Radiator. Pedestal Wash Basin.

Room 7 11'1 X 13'8 Laminate Flooring. Sealed Unit Double Glazed Window. Double Radiator. Pedestal Wash Basin.

Room 8 6'3 X 13'2 Laminate Flooring. Sealed Unit Double Glazed Window. Double Radiator. Pedestal Wash Basin.

Separate W.C. with Wash Basin set into Vanity Unit, Tiled Walls, Extractor Fan.

Shower Room with W.C. (Low Suite) with Wash Basin Set into Vanity Unit, Fully Tiled Walls, Vinyl Floor Covering, Shower Fitment, 2 Sealed Unit Double Glazed Windows.

Room 9 10'8 X 14'8 (Stripped For Redecoration), Pedestal Wash Basin, Double Radiator, Sealed Unit Double Glazed Window.

Room 10 17'3 X 16'1 could be split into two rooms, Double Radiator, Laminate Flooring, 3 Sealed Unit Double Glazed Windows.

Room 11 18'6 X 6'6 With Pedestal Wash Basin, Laminate Flooring, Double Radiator, Sealed Unit Double Glazed Window.

Room 12 2'10 X 10'2 maximum with Pedestal Wash Basin, Laminate Flooring, Sealed Unit Double Glazed Window, Single Radiator.

Room 13 12'6 X 14'1 With Pedestal Wash Basin Laminate Flooring, Double Radiator Combo Sealed Unit Double Glazed Window.

Second Floor approached by a Turned Timber Staircase with Sealed Unit Double Glazed Window at half landing. Main Landing with Double Radiator 2 'Velux' Type Roof Lights.

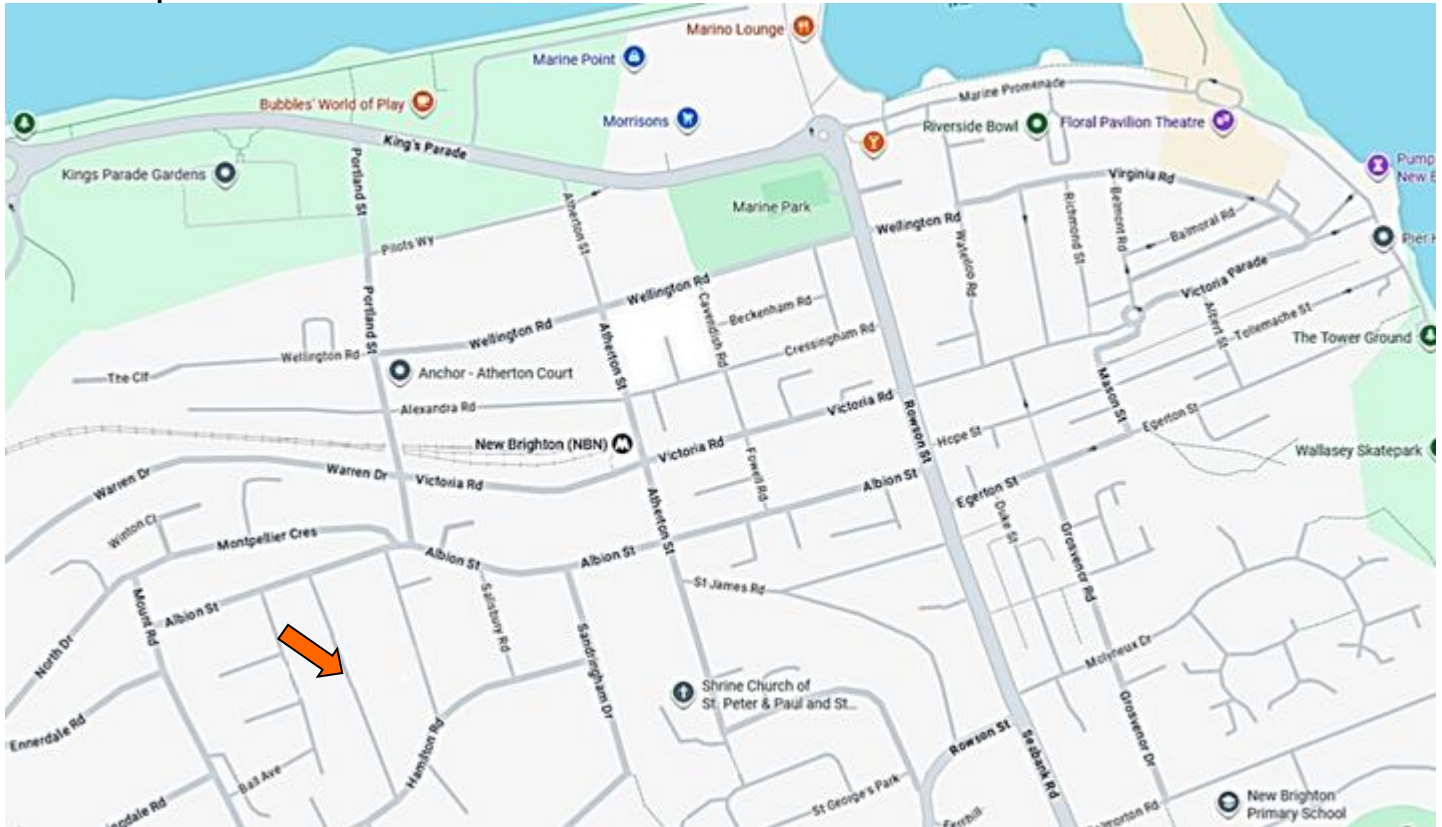
Front Room 14 11'5 X 15'2 with Deep Recess To Front and Eaves Storage, Pedestal Wash Basin, Double Radiator.

Front Bedroom 14 20'6 X 7'9 maximum with Sealed Unit Double Glazed Dormer Window, Two 'Velux' Style Roof Lights, Pedestal Wash Basin, Double Radiator.

Front Bedroom 16 15'11 X 13'9 maximum with Sealed Unit Double Glazed Window, Two 'Velux' Style Roof Lights, Pedestal Wash Basin, Double Radiator.

Outside. Attractive Front Garden Area with Asphalt 'In & Out' Driveway. Rear Garden with Raised Timber Decking Ceramic Tiled Area, Covered Pergola Seating Area, Garden Room.

Location Map



The Lease Terms

Term: Minimum Term of 3 years. 6 Year Lease with review after 3 years available if preferred.

Rent: £35,000.00 per annum

Rent Deposit: £3,000. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal repairs, decoration, windows.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

The CODE FOR LEASING BUSINESS PREMISES Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

