Saville & Woods Limited

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TO LET

THE GROUND FLOOR PROPERTY, 62 MARINE PROMENADE, NEW BRIGHTON, WIRRAL, MERSEYSIDE, CH45 2JS



Spacious Ground Floor Property situated in a Prime Trading position in this Bustling Wirral Seaside Town











Walk Through Video available at https://youtu.be/9a3L18EvFWA

New Brighton is a popular coastal resort on the north-east tip of the Wirral Peninsula, offering attractive views across the River Mersey towards Liverpool. The area is well known for its promenade, sandy beach and historic Fort Perch Rock, alongside the open green spaces of Vale Park and its Marine Lake. A range of cafés, restaurants, Shops and leisure facilities can be found around Marine Point, while the Floral Pavilion provides a varied programme of theatre and live entertainment. With its blend of seaside character, local amenities and waterfront walks, New Brighton offers an appealing setting for coastal living; This makes it a popular area the whole year round.






PREVENT CROSS CONTAMINATION
RAW MEAT

Description

The property is situated in a prominent corner-site location on Marine Parade and Waterloo Road. This is an exceptional Property and offers a spacious Ground Floor Unit currently operating as a Restaurant/Café (Hot Food). The immediate area has seen significant investment in recent times with the Marine Point Retails & Leisure Park virtually opposite having many national retailers including Morrisons, Home & Bargain, Greggs, Nando's, Starbucks, Subway, The Light Cinema, Travelodge etc.



Business Rates : The property has a Rateable Value of £9,600 from 1st April 2026.

Accommodation : Ground Floor Area 187 sq. meters (2,013 sq. ft.).

Tenure : The property is offered on a new full repairing and insuring lease for a term to be agreed but for a minimum period of 3 years.

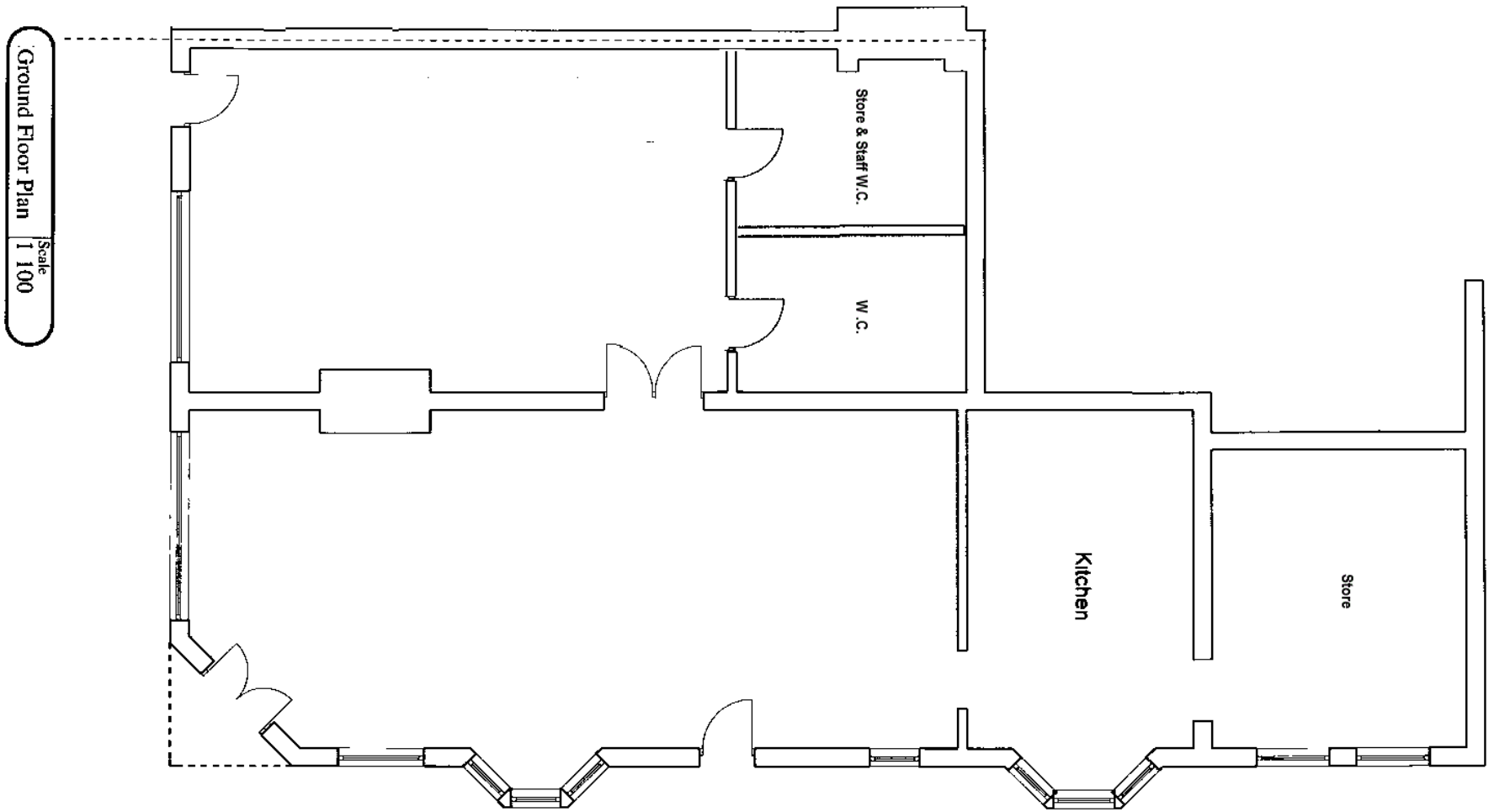
Rent : £52,000 Per Annum.

Legal Fees : Tenant will be expected to pay the Landlord's reasonable legal costs.

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.

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



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

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