

# WIRRAL, NEW BRIGHTON

## UNIT 18 MARINE POINT, CH45 2PB

### FITTED FORMER CASINO PREMISES AVAILABLE BY WAY OF ASSIGNMENT



#### Location

- Marine Point Leisure and Retail scheme is located in New Brighton on The Wirral Peninsular close to Wallasey and Birkenhead.
- It benefits from excellent transport links being adjacent to a bus interchange and 5 minutes walk from a Mersey Rail Train Station, connecting the rest of the Wirral, Liverpool and Chester.
- Vehicular access is also excellent with numerous A Roads connecting to the nearby M53 Motorway.
- The town of New Brighton benefits from a popular Seafront with other leisure uses including **The Floral Pavilion Theatre, Bowling Alley, Palace Amusements, The Fort (museum), boating lake** and **Championship Adventure Golf**.

#### Rent

**£203,721** pax exclusive of Business Rates, Service Charge and VAT.

#### Tenure

25 Year lease expiring in November 2036 subject to 5 yearly rent reviews, the next being in November 2021. The rent review is to the greater of Open Market Value or index linked compounded annually to RPI with 4% cap and 2.5% collar.

#### Accommodation

The premises comprise the following approximate floor areas:

Ground Floor	2,462 sq ft	229 sq m
First Floor	21,939 sq ft	2,038 sq m

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£245,000
Rates Payable (2020/2021)	£125,440

(Interested parties are advised to make enquiries with Wirral Borough Council)

**Service Charge:** The current on account service charge is £39,474.48.

#### Legal Costs

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

**VAT:** TBC

**EPC:** B-30

**SAVILLS LEEDS**

3 Wellington Place  
Leeds LS1 4AP

**savills.co.uk**

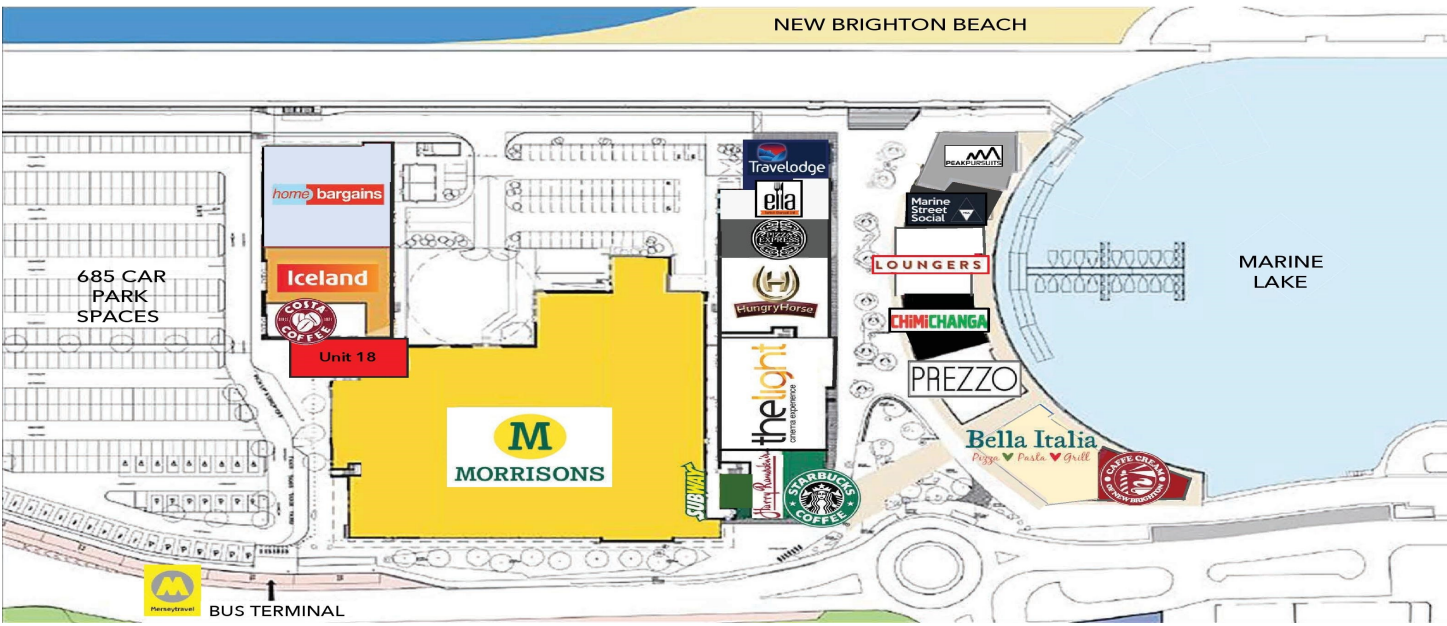
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The subject premises form part of Marine Point which is anchored by a 69,000 sq ft **Morrison's food store**, **Travel Lodge Hotel**, **The Light 8 screen cinema** and restaurants including **Bella Italia**, **Hungry Horse**, **Pizza Express**, **Burger King** and **Loungers**.

Unit 18 is located mainly at first floor from a ground floor entrance situated between **Costa** and **Morrison's**, with **Iceland** and **Home Bargains** close by.

The scheme benefits from a large surface and free car park of 685 spaces.



### Viewing & Further Information

Strictly by prior arrangement only with

**Steve Henderson**

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