



RETAIL PARK PROPERTY / CLASS A1

Unit 13, Marine Point, New Brighton ,The Wirral



Rent: On application

Ground Floor Area

1,743 Sq ft / 162 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Marine Point in New Brighton, on the affluent Wirral Peninsula, is a retail and leisure scheme totalling c. 212,000 sq. ft. The development is located c. 7 miles west of Liverpool and 26 miles north of Chester. Anchored by a c. 68,500 sq. ft. Morrison's, a 66 bed Travelodge and an 8 screen The Light cinema, Marine Point also boasts a strong line up of restaurants and a 697 space free car park.

Unit 13 is a prominent restaurant unit with a highly visible roadside frontage, located between Subway and Starbucks. Morrison's, The Light Cinema and Prezzo are also trading nearby.

Demise:	Sq Ft	Sq M
Ground Floor	1,743	161.93
First Floor	742	68.93

Rent:

On Application

Business Rates:

The premises currently has a rateable value of £39,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £5,079.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

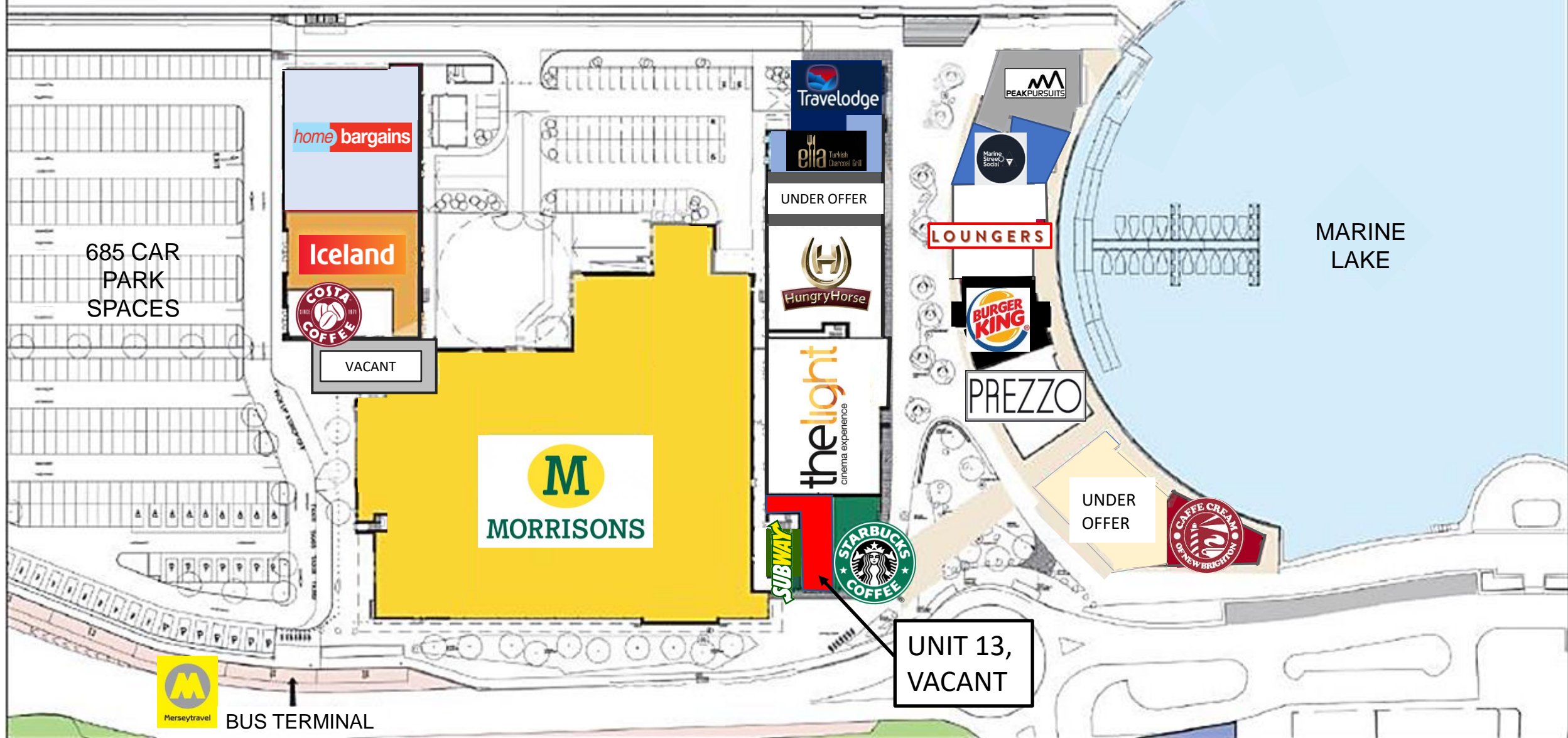
Date Prepared:

June 2021

Subject to Contract

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NEW BRIGHTON BEACH



685 CAR PARK SPACES

home bargains

Iceland

COSTA COFFEE

VACANT

M MORRISONS

Travelodge

ela Turkish Dönerci

UNDER OFFER

HungryHorse

the light cinema experience

SUBWAY

STARBUCKS COFFEE

PEAKPURSUITS

Marine Street Social

LOUNGERS

BURGER KING

PREZZO

UNDER OFFER

UNDER OFFER

UNIT 13, VACANT



BUS TERMINAL

MARINE LAKE