

TO LET

LEISURE / RESTAURANT

AVAILABLE AS A WHOLE OR SPLIT



Former Queens Royal Hotel, Marine Promenade, New Brighton, Wirral CH45 2JT

LOCATION

The property has a prominent frontage on Marine Promenade in New Brighton. It lies opposite the significant Marine Point Retail Leisure and Cinema Complex where main occupiers include Morrisons Supermarket, Nandos, Greggs, Travelodge, The Light Cinema, Prezzo, Starbucks and Burger King.

The property is well connected to Liverpool City Centre via rail and bus links with wider access to national rail, ferry, air and motorway links.

DESCRIPTION

The property comprises a detached imposing Victorian building being ground and two upper floors with basement, built of traditional brick construction with multi pitched tiled roof. The property is now vacant but previously traded as the Queens Royal Hotel offering restaurant / carvery, kitchen and ancillary rooms at ground floor.

The first floor comprises of a function room and meeting room and two bedrooms with a further eight bedrooms at second floor level.

LEASE

The property can be let as a whole or split with ground floor and basement being let together. The upper floors can be let separately.

RENT

The rent is available upon application.

BUSINESS RATES

The rateable value of the property is £48,750

EPC

Certificate Number: 0010-3913-0345-4770-5084
Rating: C

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

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ACCOMMODATION

From plans provided to us we understand that the Gross Internal Area is as follows:

Ground Floor	5,147 sq.ft.	(478.2 sq.m.)
First Floor	3,225 sq.ft.	(299.6 sq.m.)
Second Floor	3,013 sq.ft.	(279.9 sq.m.)
Basement	2,645 sq.ft.	(245.7 sq.m.)
Total	14,030 sq.ft.	(1,303.4 sq.m.)

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: mattkerrigan@hwardp.co.uk

Subject to Contract

Details prepared December 2023

