



Constables
SALES & LETTINGS

Dock Road

Wallasey, Birkenhead

£55,000 (From) Per
Annum

LEASE OPPORTUNITY

Prime Roadside Site for Fast Food / Restaurant Development
Dock Road, Seacombe, CH41

This is a unique opportunity to secure a long-term lease on a cleared and consented 0.56-acre site in Seacombe, CH41. The property benefits from planning permission (Application No. APP/23/00141) for a purpose-built multipurpose food, drink, and leisure venue including external seating and bar areas.

The site is perfectly suited for:

- Fast food / QSR operators (drive-thru or dine-in)
- Coffee chains or bakery cafes
- Family restaurants or branded diners
- Regional or independent casual dining concepts



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- 0.56-acre site with full planning permission for a food, drink, and leisure establishment
- Long lease available directly from landowner
- Freehold sale also considered
- Situated at the gateway to Wirral Waters, one of the UK's largest regeneration projects
- Ideal for drive-thru, fast food, coffee chain, or casual dining venue
- Estimated Rent: £55,000 per annum
- Excellent roadside visibility and strong future footfall

Property Details

- Site Area: Approx. 0.56 acres (24,394 sq ft)
- Planning Consent: Approved for food, drink & leisure venue
- Tenure: Long-term lease
- Rental Value: £55,000 per annum
- Terms: Flexible lease terms available; rent-free period negotiable for fit-out or build phase

Strategic Location

Dock Road lies directly adjacent to the transformational Wirral Waters regeneration zone by Peel L&P — a multi-billion-pound masterplan set to deliver:

- Over 20,000 new homes
 - Thousands of new jobs and office space
 - Increased footfall from new communities, students, and commercial activity
- Nearby anchors include the

Seacombe Ferry Terminal, Eureka! Science + Discovery, and access to Liverpool via the Kingsway Tunnel. The site benefits from a high-visibility roadside frontage and a growing local population.

Why Chose This Site?

- Ready-to-go with full planning permission
- Rare opportunity in a regeneration hotspot
- Be the first-mover and secure a prime position in a growth zone
- High ROI potential as the local economy evolves

Planning

Planning permission has been granted for the Demolition of existing building (sui generis public house) and erection of multipurpose food, drink and leisure

establishment (use class sui generis) with associated hard and soft landscaping, outdoor bar and seating area, and widening of existing access points off Dock Road.

Application number: APP/23/00141

Please contact the agent for copy of notice of planning consent.

Approximate Site Area

Building Footprint: 332 sq m (3575 sq ft)
Total Site Area: 2277 sq m (0.56 acres)

Legal Costs

Each party is responsible for their own legal costs.


VAT

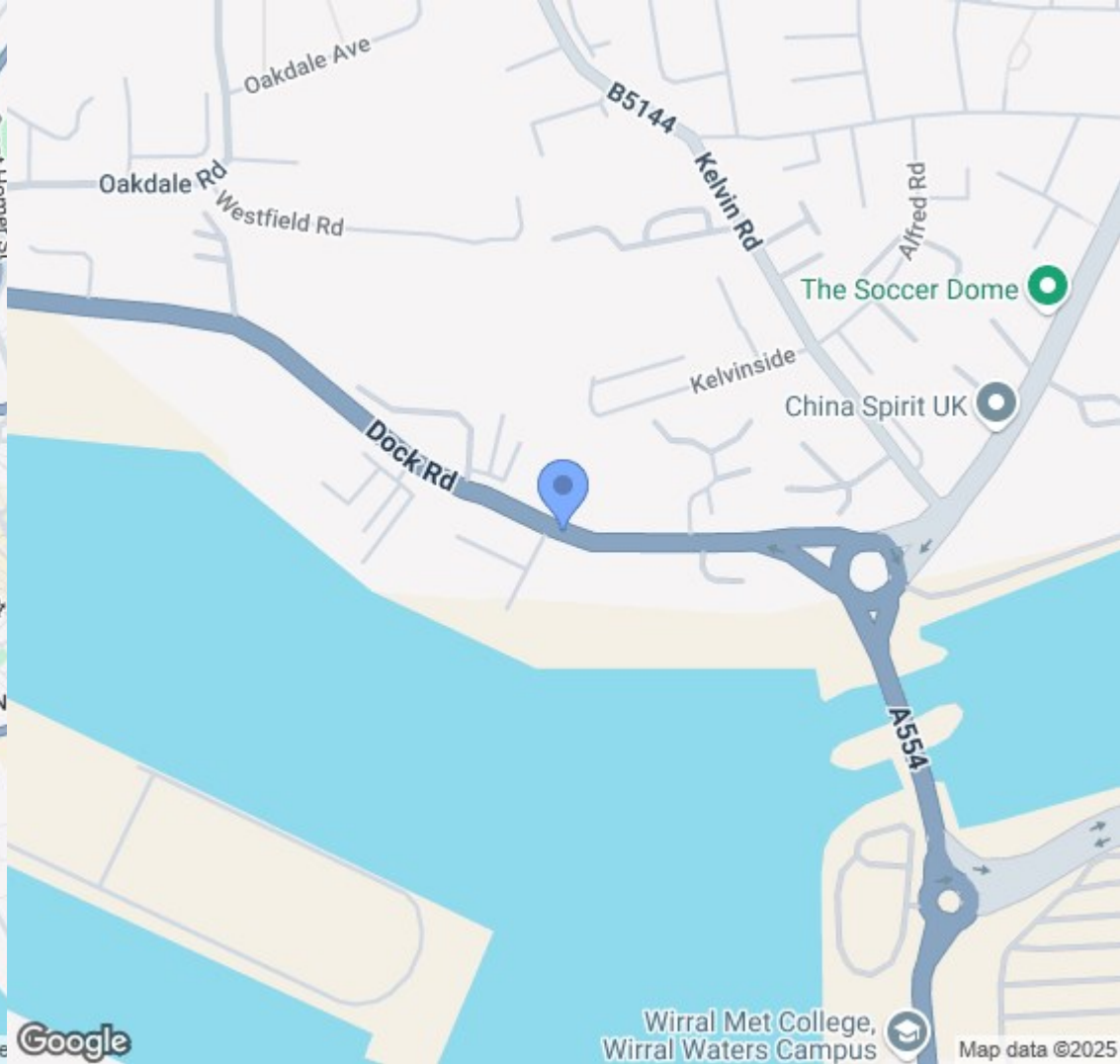
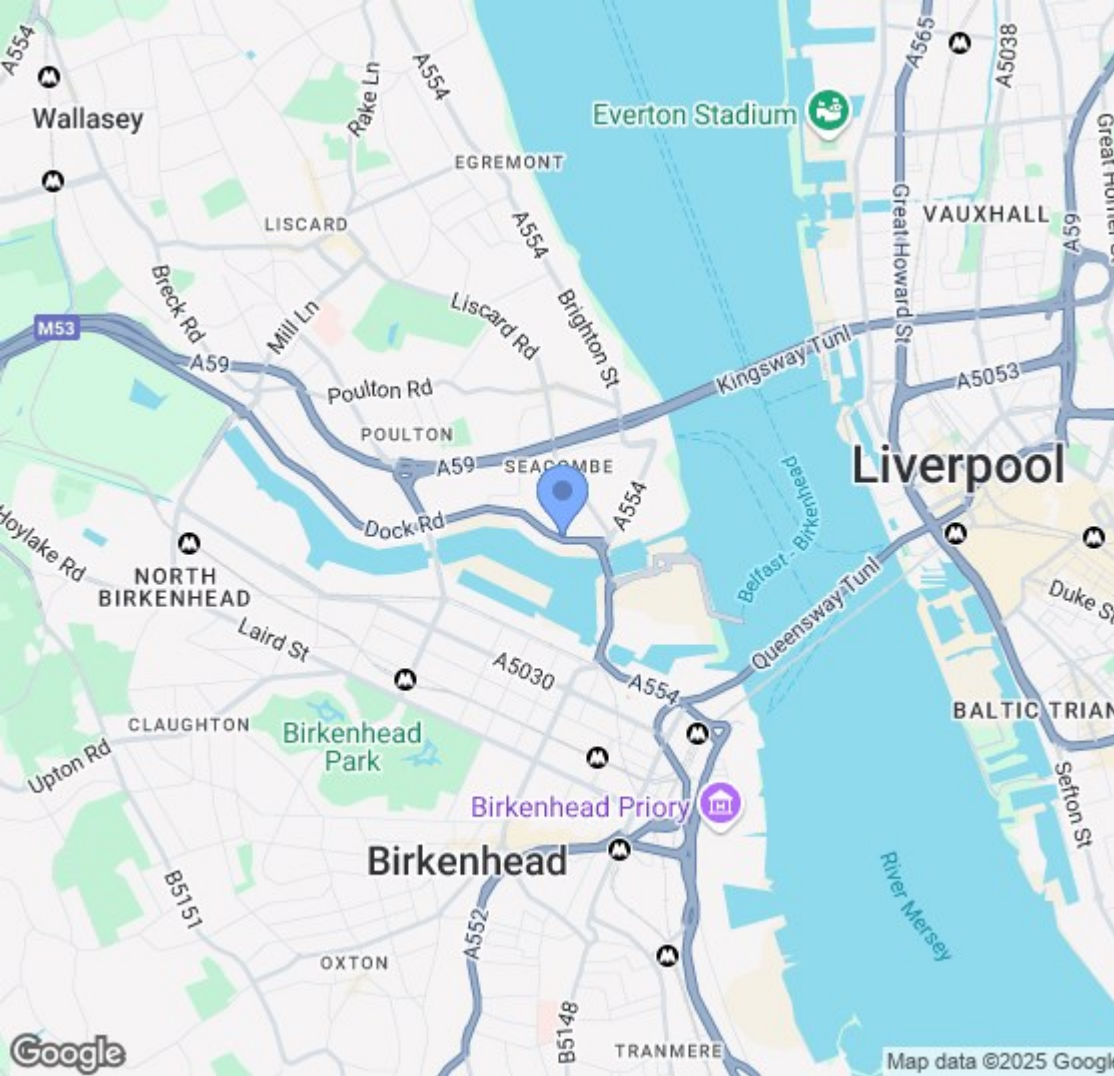
VAT may be payable on the price





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Location Map

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