

To Let



Ellesmere Port

39 Mercer Walk, The Port Arcades, CH65 0BH

Ground Floor: 2,127 sq ft (197.61 sq m)

Rent on Application

Location & Description:

- Ellesmere Port is located within the affluent county of Cheshire and benefits from excellent transport links being located near junction 9 of the M53.
- An Asda superstore is situated adjacent to the Shopping Centre sharing the town's car parking and acting as an anchor and draw to the Scheme. The Scheme benefits from a modern and busy bus station. 200 buses visit the centre per day from the surrounding catchment area.
- The centre also benefits from 1,200 car parking spaces.
- Retailers within the scheme include The Food Warehouse, Boots, Jollyes, Home Bargains, Poundstretcher, Select, Holland & Barrett, Vodafone, Specsavers along with Club 3000 Bingo.

Demise:

Ground Floor 2,127 sq ft (197.61 sq m)
Ground Floor Office/Store 460 sq ft (42.74 sq m)
First Floor 1,356 sq ft (125.98 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £24,750.

Date Prepared:

June 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk



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