

# To Let



## Ellesmere Port

47 Mercer Walk, The Port Arcades, CH65 0BH

Ground Floor: 3,594 sq ft (333.86 sq m)

Rent on Application

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**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.
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**Demise:**

Ground Floor 3,594 sq ft (333.86 sq m)

First Floor 3,371 sq ft (313.14 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 – D.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £31,000.

**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:**

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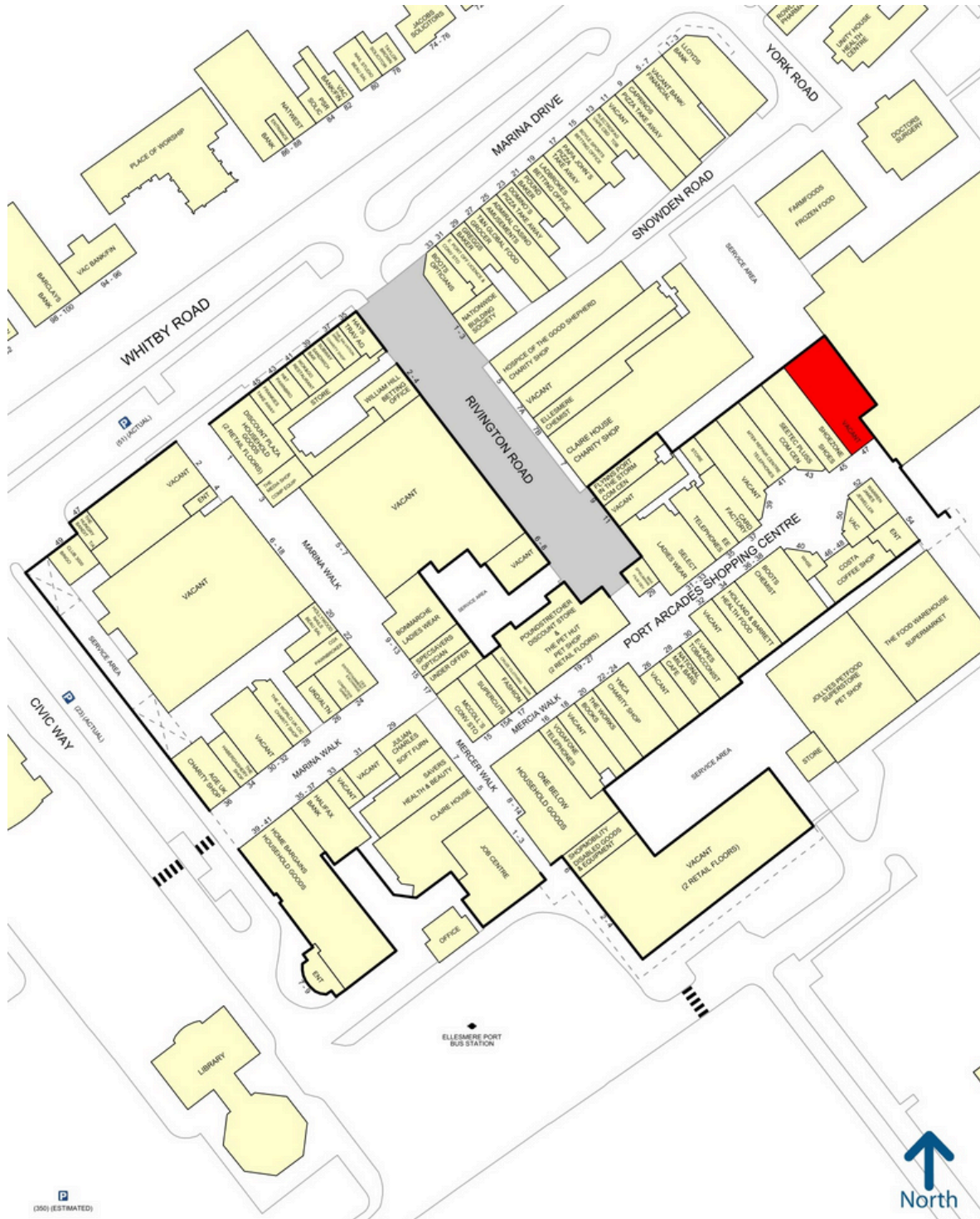
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