

To Let



Ellesmere Port

30-32 Marina Walk, The Port Arcades, CH65 0BH

2,441 sq ft (226.90 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 2,442 sq ft (226.90 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) – £24,500.

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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The map displays the Port of Callum area, bounded by Whitby Road to the north, Snowdon Road to the east, and Rivington Road to the south. Key streets include Marina Drive, Marina Walk, and Port Arcades Shopping Centre. A red rectangle highlights a property on Marina Walk, near the intersection with Rivington Road. The map shows various commercial and residential buildings, including shops, offices, and a library. A north arrow is located in the bottom right corner.

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