

# To Let



## Ellesmere Port

15a Mercer Walk, The Port Arcades, CH65 0BH

856 sq ft (79.50 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 856 sq ft (79.50 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) – £13,500.

**Date Prepared:**

June 2024

**Contact Us:**

**Gary Crompton**

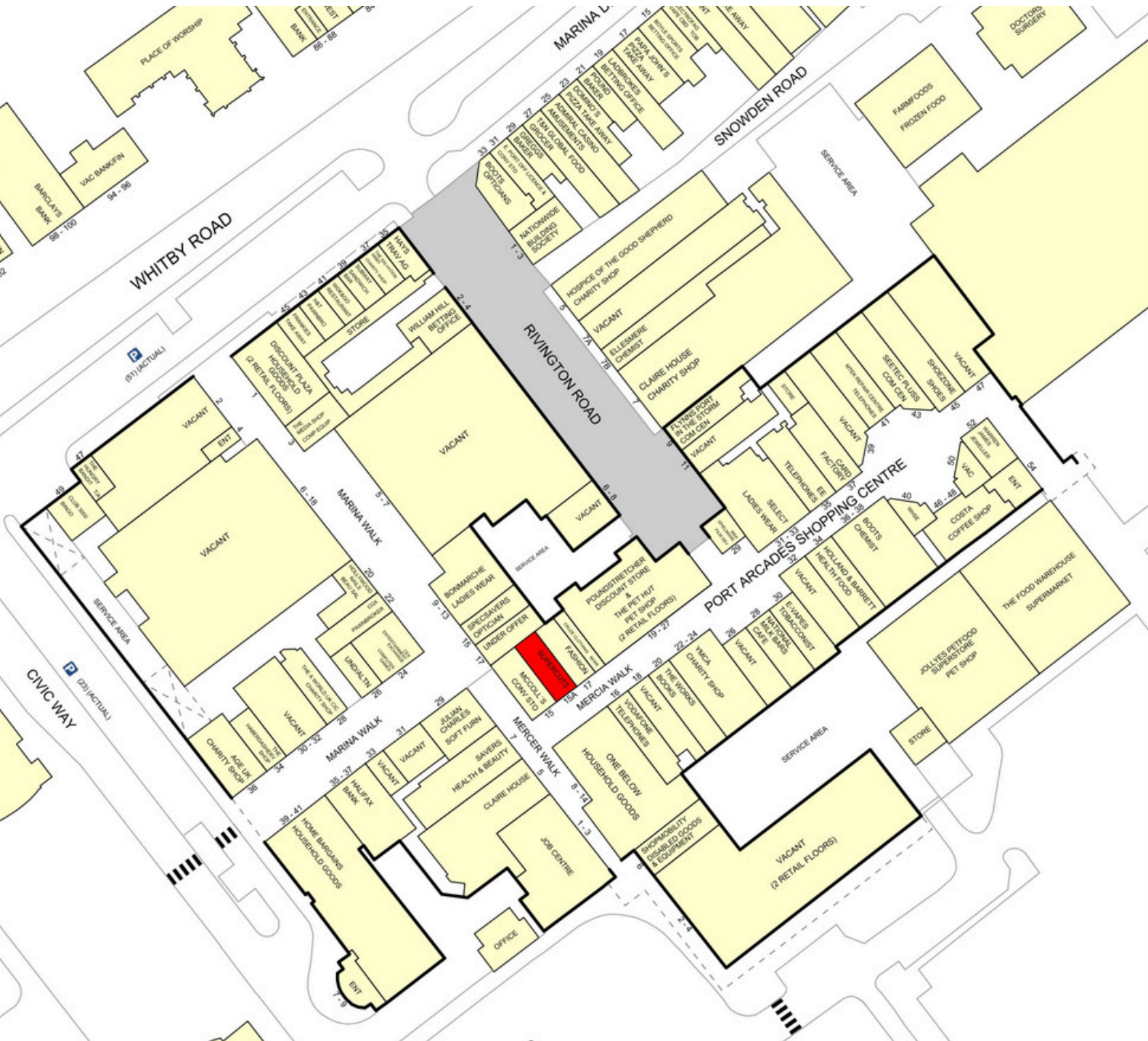
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