

For Sale



Ellesmere Port

86 Whitby Road, CH65 0AT

Total Area: 6,551 sq ft (451 sq m)

Offers in the Region of: £290,000

Location & Description:

- Ellesmere Port is a key industrial and retail town in Cheshire, located approximately 6 miles north of Chester and 11 miles south of Liverpool. The town benefits from strong transport links, with Junctions 8 and 9 of the M53 motorway providing direct access to the M56 and wider motorway network. Ellesmere Port railway station offers regular services to Liverpool and Chester.
- The town is well known for its strong retail offering, with Cheshire Oaks Designer Outlet being a major shopping destination in the North West. The town centre, along Whitby Road and Marina Drive, provides a mix of national and independent retailers. Ellesmere Port has a resident population of approximately 61,000, supported by its proximity to major employers, including Vauxhall Motors and Essar Oil Refinery.
- The subject property occupies a strong position on Whitby Road, recessed from the road, but inline with the other commercial units. The property boasts an attractive car park to the front of the unit, which is used solely by the bank and customer. The property sits directly opposite the entrance to The Port Arcades Shopping Centre and adjacent to Trinity Methodist Church. Nearby occupiers include Boots, Greggs, Admiral Amusements, and Ladbrokes.

Demise:

Ground Floor Sales	2,933 sq ft (272.44 sq m)
Ground Floor Ancillary	1,524 sq ft (141.57 sq m)
First Floor Ancillary	400 sq ft (37.18 sq m)
First Floor Office	1,694 sq ft (157.40 sq m)
Car spaces	10

Price:

Offers in the region of £290,000.

Tenure:

Freehold with vacant possession.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £38,000.

Date Prepared:

June 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information and to register and stay up to date with this property please click the image below.

**Contact Us:**

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In partnership with:





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