

HIGH STREET PROPERTY / CLASS A2
5-7 Marina Drive, Ellesmere Port CH65 0HL



Rent: £47,000 PA
Ground Floor Area
2,235 Sq ft / 208 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Ellesmere Port is a large town in Cheshire, located south of the Wirral on the banks of the Manchester Ship Canal. The town has good motorway links with access from the M56 and M53 interchange, and the A41 between Birkenhead and Chester running through the area.

Marina Drive is located in an prominent position fronting Whitby Road, which runs directly through the centre of Ellesmere Port. Parking is available immediately to the front of the parade.

The property is a mid-terrace within a block of retail units, comprising ground floor retail sales space, with additional space at upper level.

Demise:	Sq Ft	Sq M
Ground Floor	2235	207.6
First Floor	653	60.6
Second Floor	367	34.1

Rent:

The passing rent is £47,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/03/2041. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £25,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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