Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS E

1 Marina Walk, The Port Arcades, Ellesmere Port CH65 0BH



LET

Rent: **On application**

Ground Floor Area

2,748 Sq ft / 255 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:
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, Wilko, Boots, Jollyes, Home Bargains, CeX, Select, Holland & Barrett, Vodafone, Specsavers along with Club 3000 Bingo.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	2748	255.3
First Floor	2617	243.1

Rent:
Upon application.

Tenure:
The unit is offered on a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates:
The premises currently has a rateable value of £32,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the current year stands at approximately £9,497.

EPC:
Energy Performance Asset Rating - Available on request

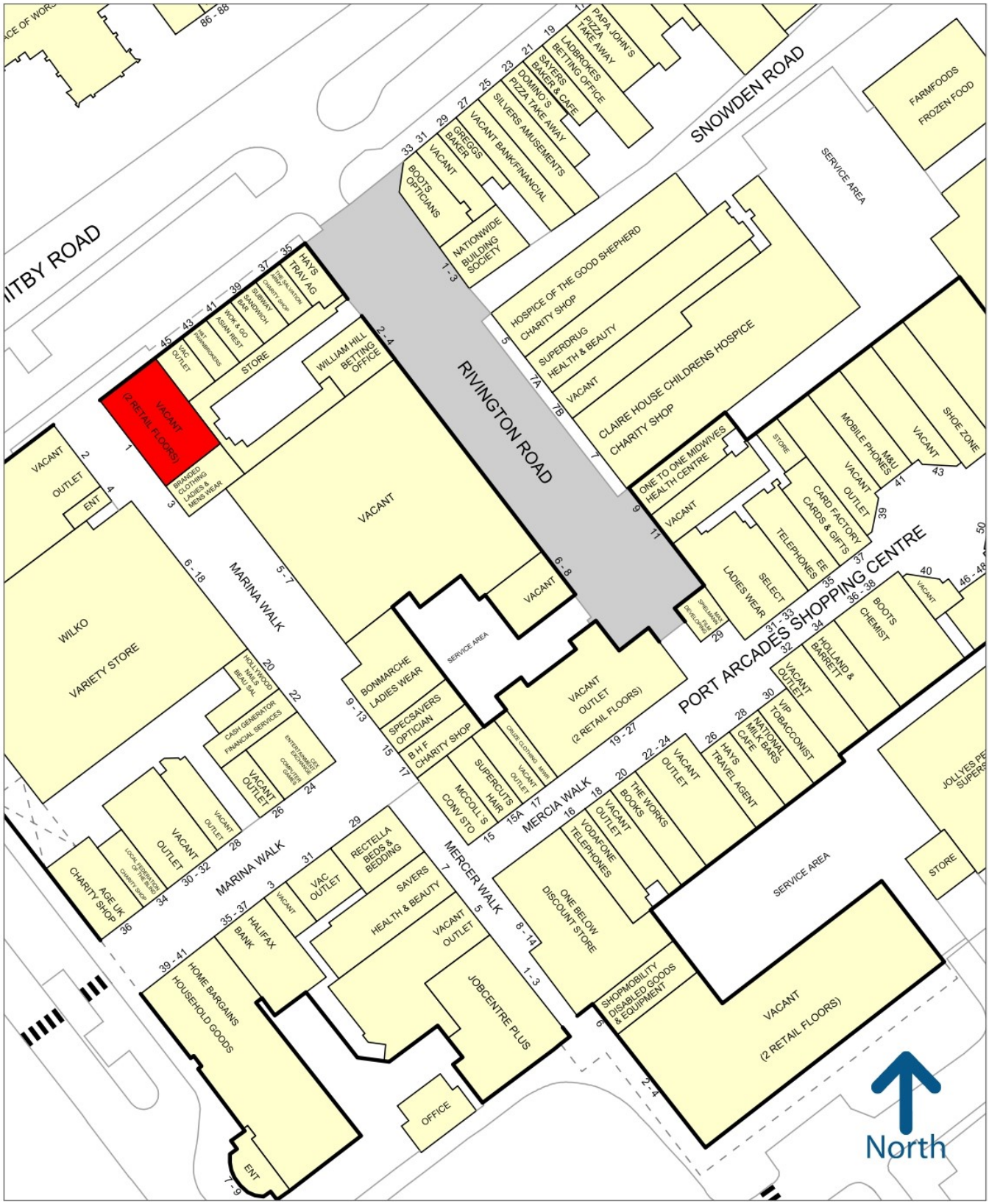
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
November 2020

Subject to Contract

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SNOWDEN ROAD
RIVINGTON ROAD
MARINA WALK
MERCIA WALK
MERCER WALK
PORT ARCADES SHOPPING CENTRE
VACANT (2 RETAIL FLOORS)
WILKO VARIETY STORE
HOME BARGAINS HOUSEHOLD GOODS
BOOTS OPTICIANS
NATIONWIDE BUILDING SOCIETY
GREGGS BAKER
SILVERS AMUSEMENTS
SAVERS BAKER & CAFE
LADBROKES BETTING OFFICE
PAPA JOHN'S PIZZA TAKE AWAY
FARMFOODS FROZEN FOOD
SERVICE AREA
HOSPICE OF THE GOOD SHEPHERD CHARITY SHOP
SUPERDRUG HEALTH & BEAUTY
CLAIRE HOUSE CHILDRENS HOSPICE CHARITY SHOP
ONE TO ONE MIDWIVES HEALTH CENTRE
WILLIAM HILL BETTING OFFICE
BONMARCHE LADIES WEAR
SPECSAVERS OPTICIAN
B H F CHARITY SHOP
MCCOLL'S CONV STO
SUPEROUTS HAIR
THE WORKS BOOKS
VODAFONE TELEPHONES
ONE BELOW DISCOUNT STORE
SHOPMOBILITY DISABLED GOODS & EQUIPMENT
JOBCENTRE PLUS
OFFICE
SAVERS HEALTH & BEAUTY
RECTELLA BEDS & BEDDING
HALIFAX BANK
AGE UK CHARITY SHOP
HOLLYWOOD NAILS BEAU SAL
CASH GENERATOR FINANCIAL SERVICES
BRANDED CLOTHING LADIES & MENS WEAR
HAYS TRAV AG
SUBWAY SNACK SANDWICH
WOK & GO ASIAN REST
BOOTS CHEMIST
HOLLAND & BARRETT
VIP TOBACCONIST
NATIONAL MILK BARS CAFE
HAYS TRAVEL AGENT
CARD FACTORY CARDS & GIFTS
TELEPHONES EE
LADIES WEAR SELECT
MOBILE PHONES M&U
SHOE ZONE
North