

## SHOPPING CENTRE PROPERTY / CLASS E

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

**Rent: On application****Ground Floor Area**

1,092 Sq ft / 101 Sq M

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**Jon Lovelady****Mob:** 07717 661389**Email:** [jon@barkerproudlove.co.uk](mailto:jon@barkerproudlove.co.uk)

**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.

**Service Charge:**

The on-account service charge for the current year stands at approximately £2,391.

**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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,092	101.4
First Floor	895	83.1

**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 £13,750.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

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