Barker Proudlove

Leeds Office: 0113 388 4848
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SHOPPING CENTRE PROPERTY / CLASS E

32 Mercer Walk The Port Arcades, Ellesmere Port CH65 0BH



TO LET

Rent: **On application**

Ground Floor Area
1,566 Sq ft / 146 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton
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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, Boots, Jollyes, Home Bargains, CeX, Select, Holland & Barrett, Vodafone, Specsavers along with Club 3000 Bingo.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	1,566	145.6
First Floor	655	60.9

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 £20,750.

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.

Service Charge:
Available on request.

EPC:
Energy Performance Asset Rating - D

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

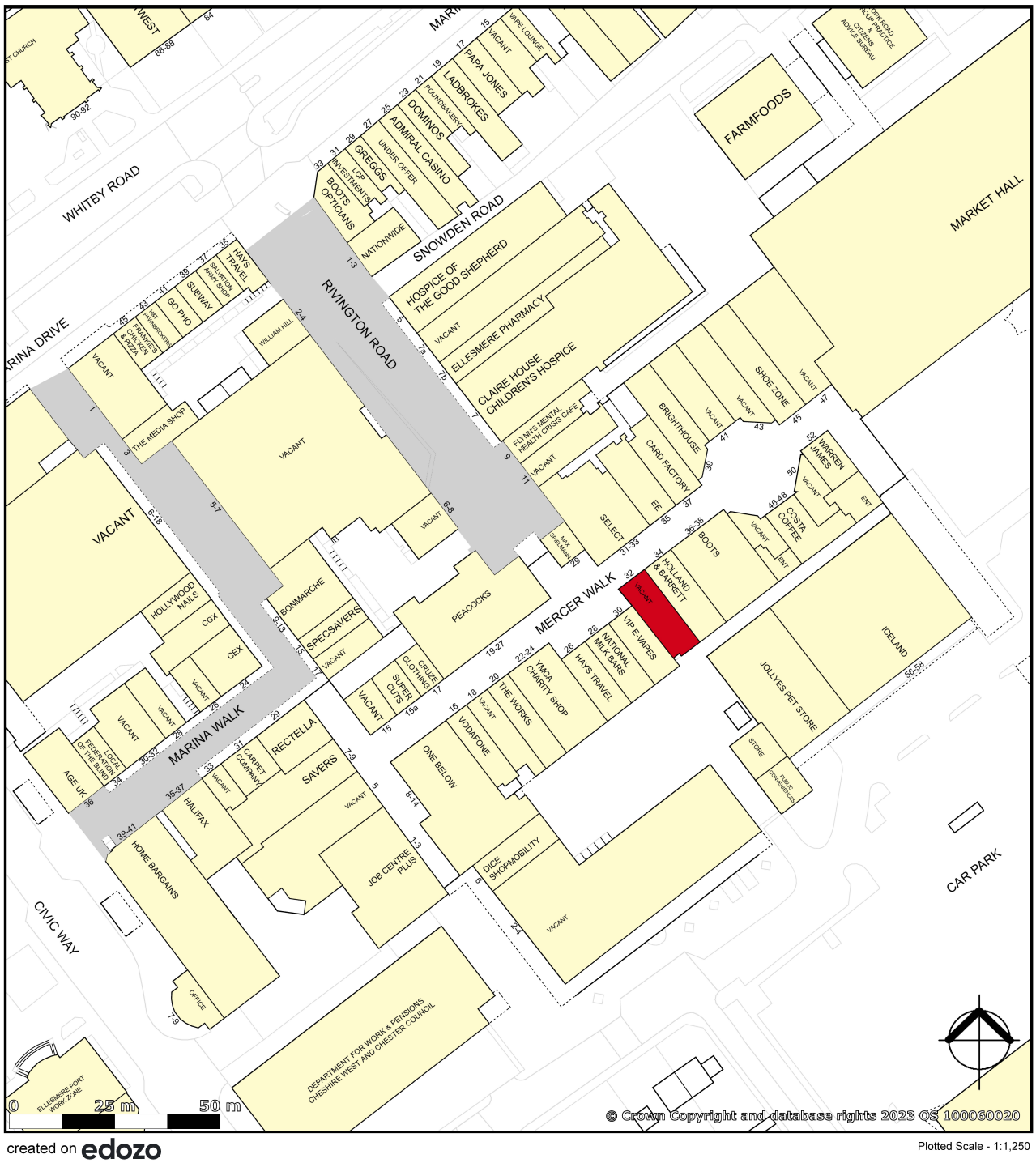
VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
November 2020

Subject to Contract

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32 Mercer Walk, Ellesmere Port



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Plotted Scale - 1:1,250