

# To Let



## Ellesmere Port

33 Marina Walk, The Port Arcades, CH65 0BH

Total Area: 12,803 sq ft (1,189 sq m)

Rent on Application

First Floor Accommodation

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**Location & Description:**

- **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.**

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**Demise:**

Ground Floor – Entrance Only  
First Floor 12,803 sq ft (1,189 sq m)

**Rent:**

Available upon request.

**Lease:**

New eFRI lease for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Energy Performance Rating Assessment – D.

**Legal and professional fees:**

Each party to their their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £55,000.

**Date Prepared:**

June 2024

**Contact Us:**

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