

# To Let



## Ellesmere Port

18 Mercer Walk, The Port Arcades, CH65 0BH

Ground Floor 1,060 sq ft (98.5 sq m)  
Rent on Application

## 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.

### Demise:

Ground Floor 1,060 sq ft (98.5 sq m)  
First Floor 340 sq ft (31.6 sq m)

### Rent:

Available upon request.

### Lease:

A 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 bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £15,000.

### Date Prepared:

June 2024

### Contact Us:

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