

Manchester Office: 0161 631 2852

# To Let



# **Ellesmere Port**

50 Mercer Walk, The Port Arcades, CH65 0BH

1,034 sq ft (96.07 sq m) Rent on Application



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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, Poundstretcher, Select, Holland & Barrett, Vodafone, Specsavers along with Club 3000 Bingo.

#### Demise:

Ground Floor 1,034 sq ft (96.07 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) - £15,750.

#### **Date Prepared:**

June 2024

#### **Contact Us:**

#### **Gary Crompton**

07554 402314 gary@barkerproudlove.co.uk

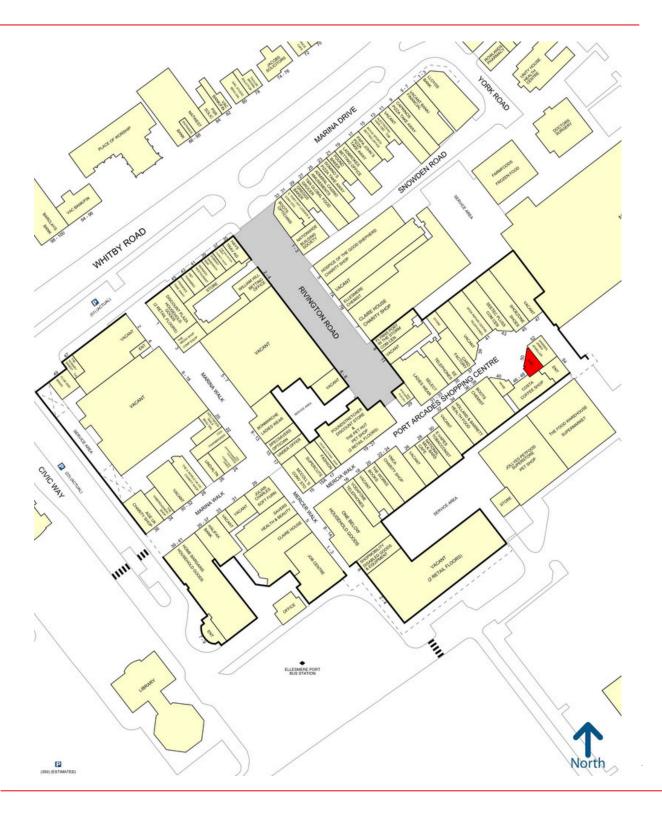
#### Jon Lovelady 07717 661389

jon@barkerproudlove.co.uk

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