



SHOPPING CENTRE PROPERTY / CLASS E

15A Mercer Walk, The Port Arcades, Ellesmere Port ,CH65 0BH



Rent: On application

Ground Floor Area

856 Sq ft / 80 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Jon Lovelady

Mob: 07717 661389

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

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	856	79.50

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 £14,500 (from April - £12,000). For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year 2023 stands at approximately £8,610.

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:

February 2023

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2023

