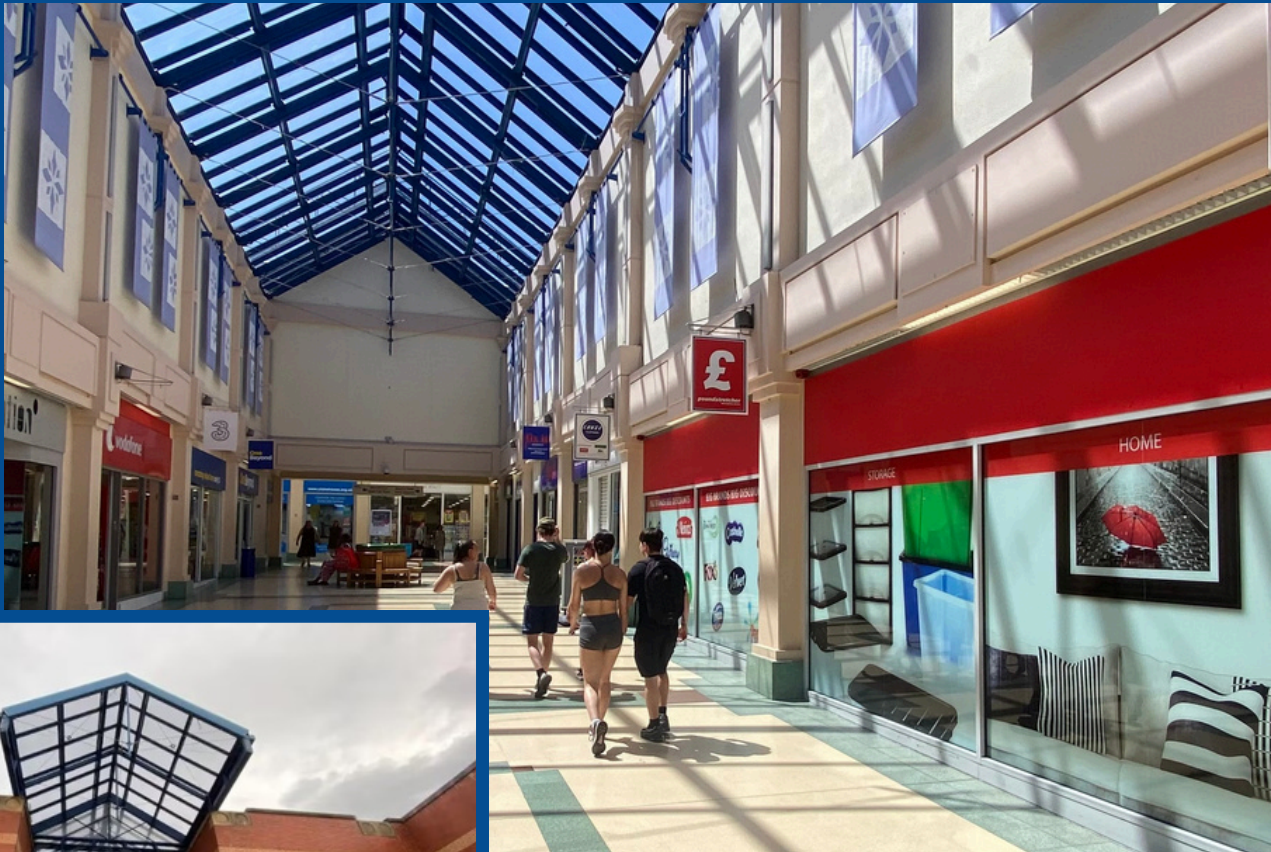


The Port Arcades Shopping Centre

UNITS TO LET



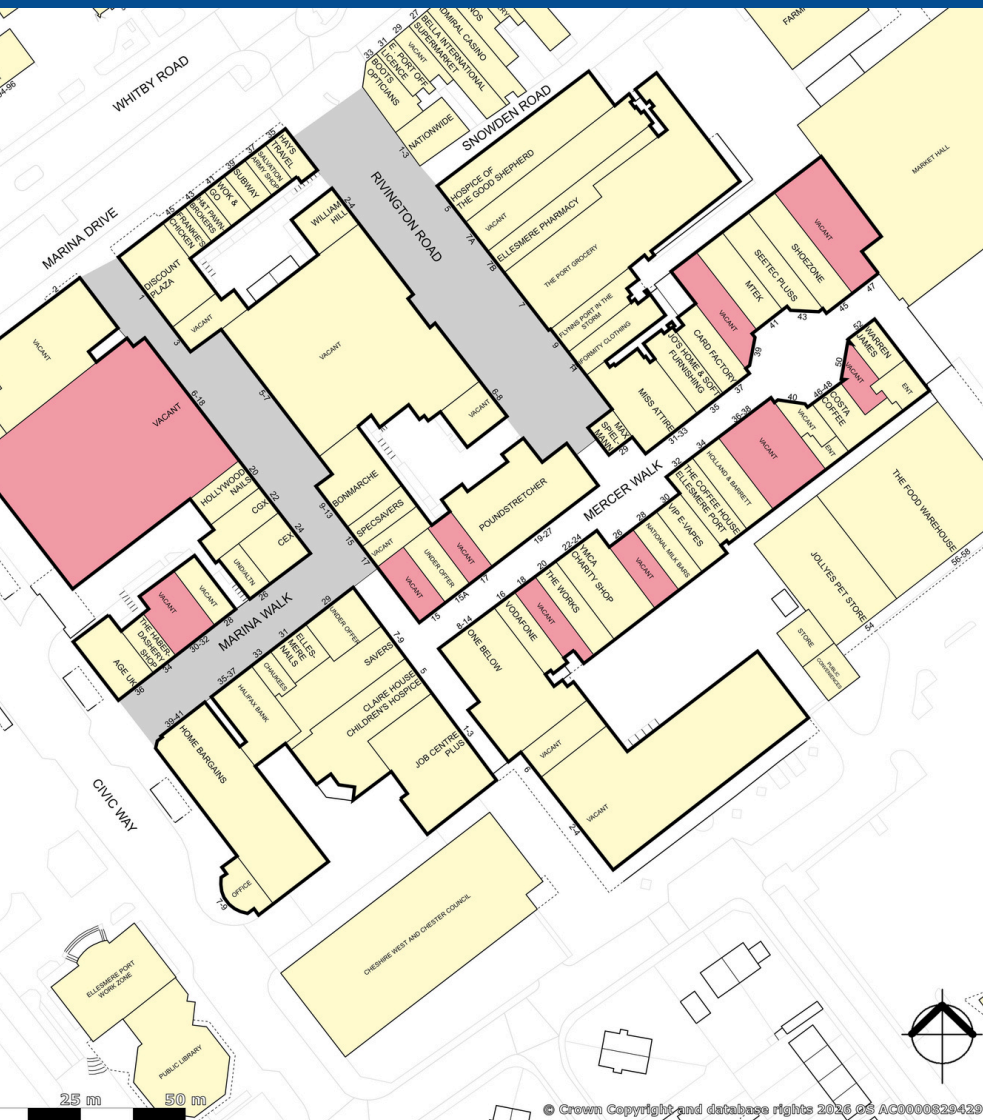
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The Port Arcades Shopping Centre, Ellesmere Port (CH65 0AP), is located within the county of Cheshire and benefits from excellent transport links, being in close proximity to junction 9 of the M53.



A major **Asda superstore** is situated adjacent to the shopping centre, which acts as an anchor and a significant draw for the location. There is **extensive shared parking** as well as a modern bus station located adjacent to the centre.

The shopping centre has internal and external facing units and is home to retailers including Food Warehouse, Jolleys, Savers, Home Bargains, CEX, Costa Coffee, Poundstretcher, OneBeyond, Vodafone, The Coffee House and Club 3000 bingo.

Ellesmere Port's main indoor Market Hall adjoins the scheme and has undergone a major refurbishment recently, including the creation of event space. The market's presence is a major attraction and a footfall generator for the scheme.

Available units

Unit	SQ M (approx.)	SQ FT (approx.)
15 Mercer Walk Ground Floor	97.9	1,054
17 Mercer Walk Ground Floor	72.45	800
18 Mercer Walk Ground Floor First Floor ancillary	98.5 31.6	1,060 340
26 Mercer Walk Ground Floor	117.6	1,266
36-38 Mercer Walk Ground Floor First Floor ancillary	287.03 47.57	3,089 512
39 Mercer Walk Ground Floor sales Ground Floor office First Floor ancillary	197.61 42.74 125.98	2,127 460 1,356
47 Mercer Walk Ground Floor First Floor ancillary	333.86 313.14	3,594 3,371
50 Mercer Walk Ground Floor	96.07	1,034
6-18 Marina Walk Ground Floor First Floor ancillary	1,878.13 740.25	20,216 7,968
30-32 Marina Walk Ground Floor	226.9	2,442
Other units potentially available, details on request		



Tenure

The units are available by way of new effectively full repairing and insuring leases for a term of years to be agreed.

Rent

Available on request.

Service Charges

Available on request.

Business Rates

Interested parties are advised to make their own enquires with the local rating authority.

EPC

Energy Performance Certificate ratings available on request.

Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd

0161 241 7998

info@richardlucas.co.uk

Or joint agents:

Barker Proudlove

0161 631 2852

Subject to Contract



Centurion House, 129 Deansgate, Manchester, M3 3WR

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