



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS E

30-32 Marina Walk, The Port Arcades, Ellesmere Port ,CH65 0BH



**TO
LET**

Rent: On application

Ground Floor Area

2,442 Sq ft / 227 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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	2,442	226.90

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 £28,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2022 stands at approximately £3,856.

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:

January 2022

Subject to Contract

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Ellesmere Port



50 metres

Experian Goad Plan Created: 14/01/2022
Created By: Barker Proudlove Ltd