



The Port Arcades, Ellesmere Port ,CH65 0BH

- A range of unit sizes available.
- Prominent location in Ellesmere Port town centre
- Occupiers in the immediate vicinity include: Costa Coffee, Boots, Wilko, Holland & Barrett, Vodaphone



LOCATION

Ellesmere Port is located within affluent Cheshire, and benefits from excellent transport links being located in close proximity to junction 9 of the M53.

Asda superstore is situated adjacent to the shopping centre, which draws significant numbers to the location. The scheme benefits from a modern and busy bus station with approximately 200 buses visiting the centre each day from the surrounding catchment area. The centre also benefits from 1,200 surface level car parking spaces.

The centre benefits from internal and external facing units and is popular with both retailers and food and beverage operators alike. Costa Coffee, Boots, Wilko, Vodafone, Holland & Barrett, Poundstretcher Home Bargains, Jollyes are all located within the scheme.

TENURE

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

QUOTING RENTS

Upon Application.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate ratings available on request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



Conor Mulloy

Director

conor.mulloy@g-s.co.uk

07841 661 990



Matthew Roberts:

Graduate Surveyor

matthew.roberts@g-s.co.uk

07570 294627

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023

Accommodation

Unit	SQM	SQFT	Rent
30-32 Marina Walk: Ground floor	226.9	2,442	Upon application
31 Marina Walk: Ground floor	104.23	1,122	Upon application
33 Marina Walk: Ground floor First Floor	Entrance Only 1,189	12,803	Upon application
15 Mercer Walk: Ground floor	97.9	1,054	Upon application
15A Mercer Walk: Ground floor	79.5	856	Upon application
17 Mercer Walk: Ground floor	72.45	800	Upon application
18 Mercer Walk: Ground floor First floor	98.5 31.6	1,060 340	Upon application
26 Mercer Walk: Ground floor	117.6	1,266	Upon application
32 Mercer Walk: Ground floor First floor	145.6 60.9	1,566 655	Upon application
39 Mercer Walk: Ground floor sales Ground floor office/store First floor	197.61 42.74 125.98	2,127 460 1,356	Upon application
47 Mercer Walk: Ground floor First floor	333.86 313.14	3,594 3,371	Upon application
50 Mercer Walk: Ground floor	96.07	1,034	Upon application