

ELLESMERE PORT
18 Mercer Walk, Port Arcades Shopping Centre,
CH65 0AP

**Lambert
Smith
Hampton**



Awaiting image

PRIME RETAIL UNIT TO LET

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.

Building on the success of the existing scheme, the owner has completed an internal reconfiguration of part of the foodcourt area and a new extension comprising 3 large external units totalling 1,673 sqm (18,000 sqft) approx which have recently been let to Jollyes Petfood Superstores and Netto.

The newly opened West Cheshire College building brings over 7,000 new students to the local area. The Ellesmere Port Academy, opened in 2012, brings an additional 1,350 students to the local area.

Description

The premises occupy an excellent prime position in the heart of the Port Arcades Shopping Centre adjacent to Pep & Co. and directly opposite Peacocks. Multiple retailers situated in close proximity include Vodafone, Carphone Warehouse and Poundworld.

Schedule of Accommodation

The premises are arranged over ground and first floor, providing the following approximate floor areas:-

Ground Floor	86.49 Sq M	(931 Sq Ft)
First Floor Ancillary	24.15 Sq M	(260 Sq Ft)

Terms

The premises are held by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£40,000 per annum exclusive.

A service charge is payable on these premises. Further information is available upon request.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010) £31,250
UBR (2015/16) 49.3p
Rates Payable (2015/16) £15,406.25

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

Subject to Contract

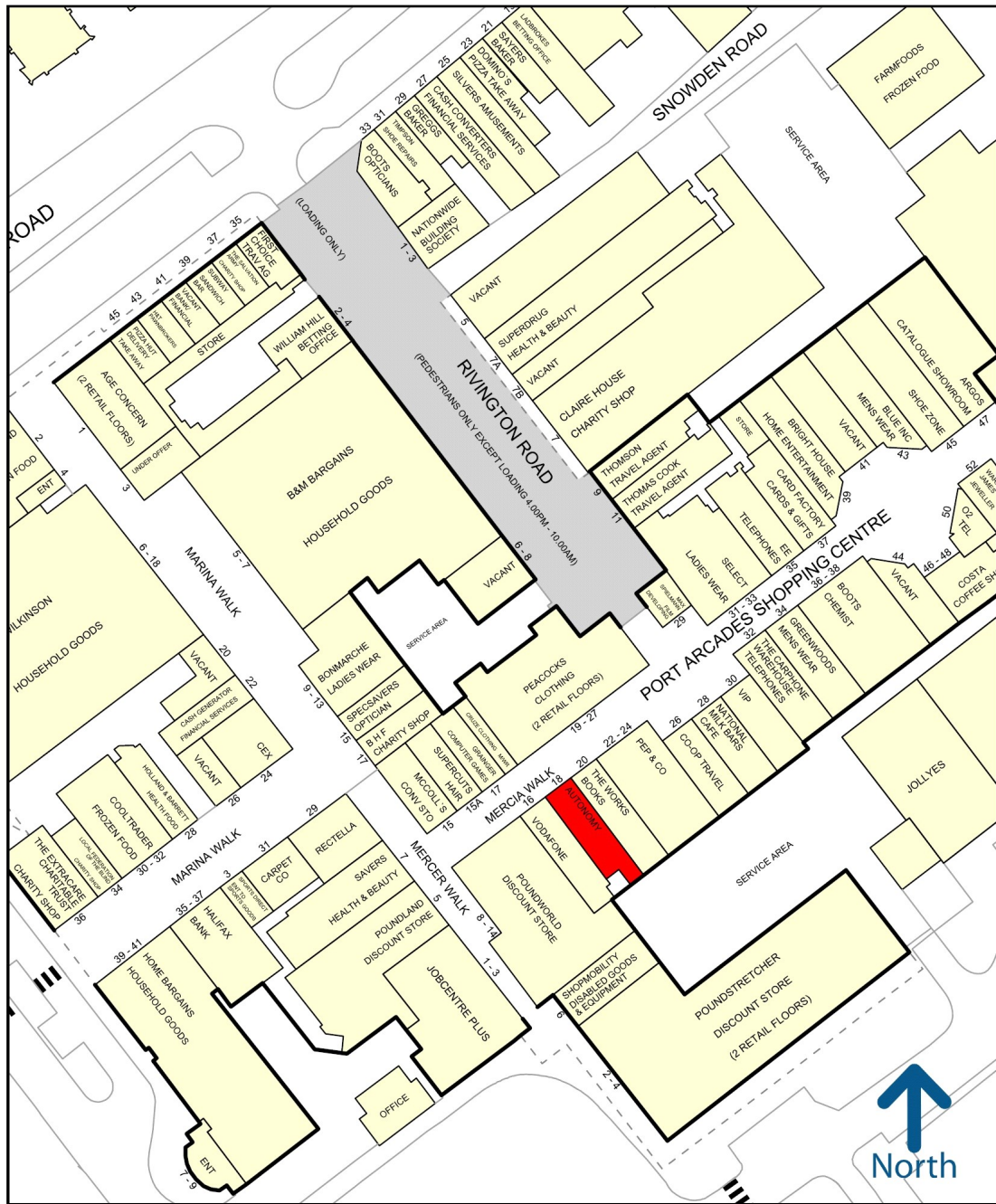
VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

Gareth Hine 0161 228 6411 ghine@lsh.co.uk	Tim Letts 0161 228 6411 tletts@lsh.co.uk	Joint Agent- Richard Lucas 0161 241 7998
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0161 228 6411
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Experian Goad Plan Created: 20/10/2015
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