

Exciting retail space in Ellesmere Port, Cheshire



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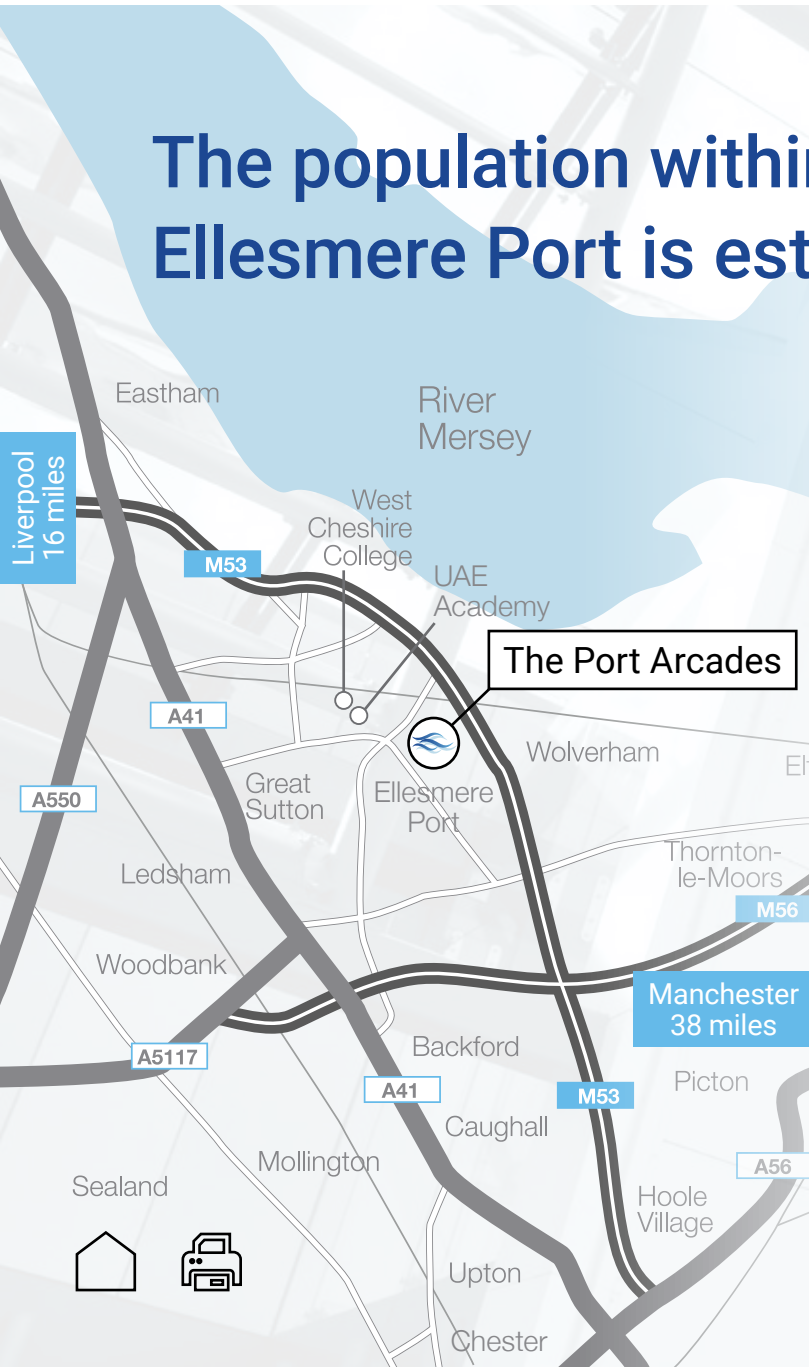


wilko



Carphone Warehouse
...for a better mobile life

The population within 10km of the centre of Ellesmere Port is estimated to be 242,806 (Focus)



Ellesmere Port is located within the affluent county of Cheshire and benefits from excellent transport links being located near junction 9 of the M53.

New extension comprising 2 larger external units totalling 1,673sqm (18,000sqft approx.) let to Jollyes Petfood Superstores and The Food Warehouse.

A major Asda superstore of 10,219 sqm (110,000 sqft) is situated adjacent to the Shopping Centre sharing the town's car parking and acting as an anchor and draw to the Scheme.

Ellesmere Port's main indoor Market Hall adjoins the scheme, trading very successfully six days a week. The market's presence is a huge attraction and footfall generator for the Scheme.

West Cheshire College brings over 7,000 students to the local area. The Ellesmere Port Academy, brings an additional 1,350 students to the local area.

Planning consent is in place for over 5,000 additional homes to be built in Ellesmere Port with over 700 currently under construction

[View on Google Maps](#)

The Port Arcades Shopping Centre provides the principal retail offer in the town, extending to 29,415 sqm (316,625 sqft) of accommodation.

- Recent openings include The Food Warehouse, CEX, Jollyes, Greenwoods and One to One Midwives
- Major retailers include Select, Home Bargains, Holland & Barrett, Iceland, Argos, Vodafone, Specsavers, Sports Direct, Wilko and Boots.
- The Scheme benefits from a modern and busy bus station. 200 buses visit the centre per day from the surrounding catchment area.
- The centre benefits from 1,200 car parking spaces.



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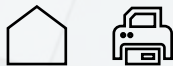
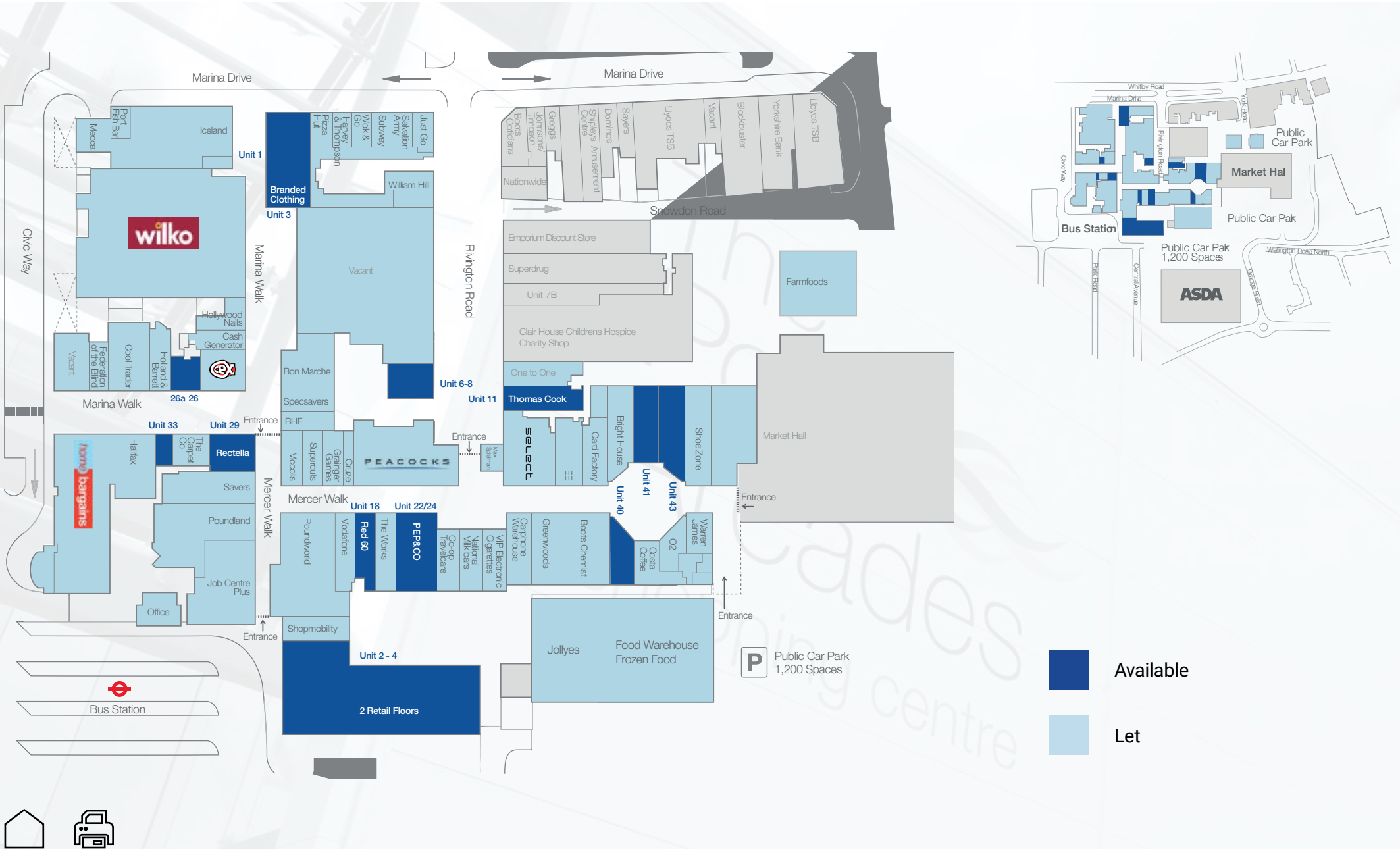
select

Carphone Warehouse
...for a better mobile life



the food
WAREHOUSE
by Iceland





Availability Schedule

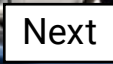
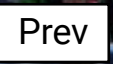
Other asset management opportunities may be created. Please note that interested parties are advised to make their own business rates enquiries with the local authority on Tel. 0300 123 7023.

Unit	Approx Ground Floor	Approx. First Floor	Rent PAX	Service Charge & Insurance PA	Rateable Value 2017	Rates Payable 2017/18
1 Marina Walk	2,748 sq ft 255.3 sq m	2,617 sq ft 243.1sq m	£28,000	£9,592	£34,750	£22,660
3 Marina Walk*	1,153 sq ft 107 sq m	802 sq ft 74.5 sq m	£12,000	£3,318	£15,000	£10,466
26 Marina Walk	570 sq ft 53 sq m	581 sq ft 54 sq m	£18,000	£1,470	TBA	TBA
26a Marina Walk	398 sq ft 37 sq m	N/A	£12,000	£894	TBA	TBA
29 Marina Walk*	1,596 sq ft 148.3 sq m	N/A	£20,000	£14,202	£24,500	£19,994
33 Marina Walk	Entrance Only	12,803 sq ft 1189.4 sq m	£5,000	£12,250	£51,000	£37,100
2/4 Mercia Walk	13,680 sq ft 1,270.9 sq m	15,541 sq ft 1,443.8 sq m	£50,000	£91,745	£56,000	£67,375
18 Mercia Walk*	1,060 sq ft 98.5 sq m	340 sq ft 31.6 sq m	£18,000	£11,171	£17,750	£12,342
22/24* Mercia Walk	2,802 sq ft 260.3 sq m	N/A	£30,000	£30,636	£40,500	£26,437
40/44 Mercia Walk	1,403 sq ft 130.3 sq m	N/A	£15,000	£11,748	TBA	TBA
41 Mercia Walk*	660 sq ft 61.3 sq m	195 sq ft 18.1 sq m	£15,000	£11,668	£15,000	£8,886
43 Mercia Walk	1,993 sq ft 185.2 sq m	1,142 sq ft 106.1 sq m	£30,000	£25,083	£26,750	£17,772
6-8 Rivington Rd	1,248 sq ft 115.9 sq m	645 sq ft 59.9 sqm	£12,000	£2,536	£13,250	£11,453
11 Rivington Rd*	1,615 sq ft 150 sq m	N/A	£12,500	£6,984	£11,500	£10,071

* available subject to vacant possession











All enquiries should be made via the joint agents



Dan Oliver

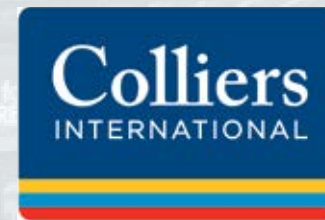
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