

Exciting retail space in Ellesmere Port, Cheshire



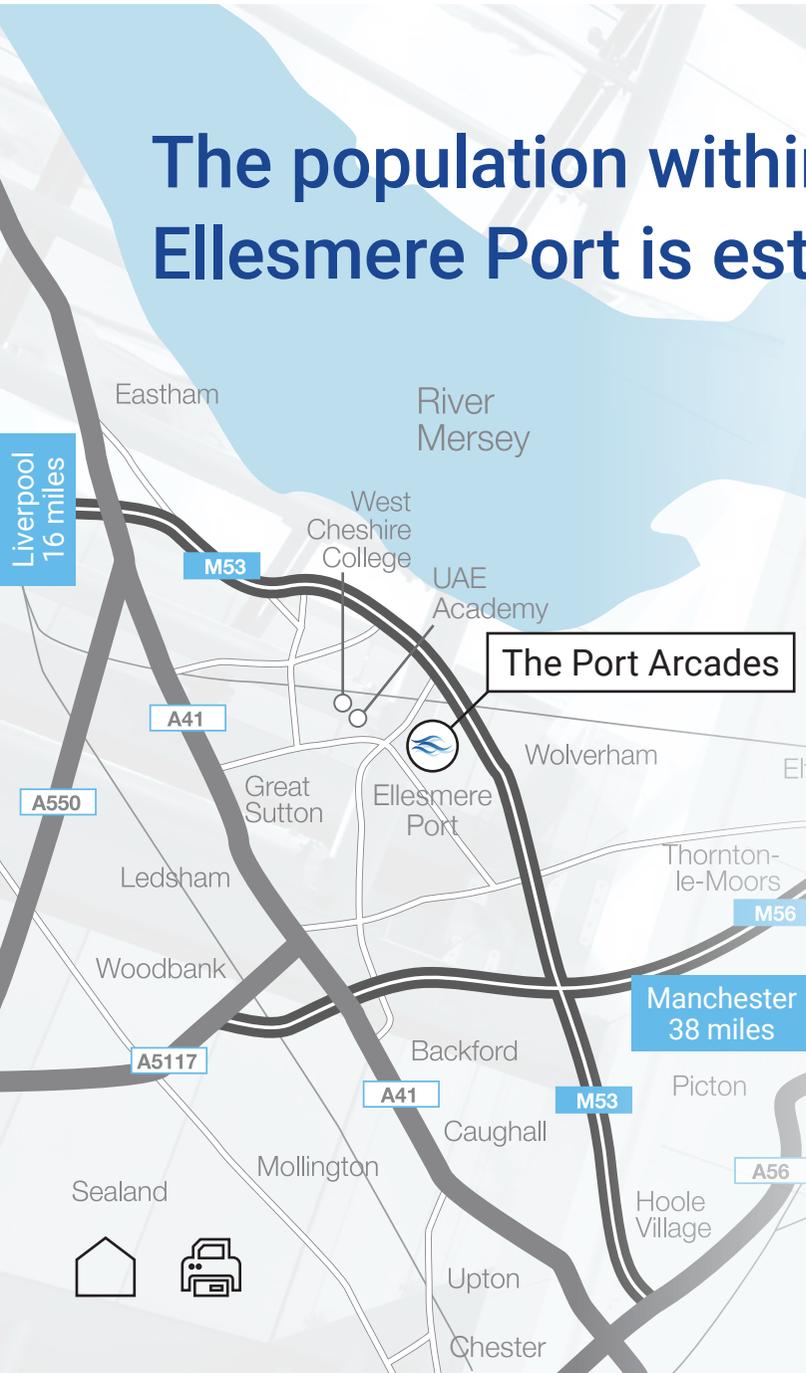
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wilko



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 1,300 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, Wok & Go and One to One Midwives
- Major retailers include Select, Home Bargains, Holland & Barrett, Iceland, Argos, Vodafone, Specsavers, 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.

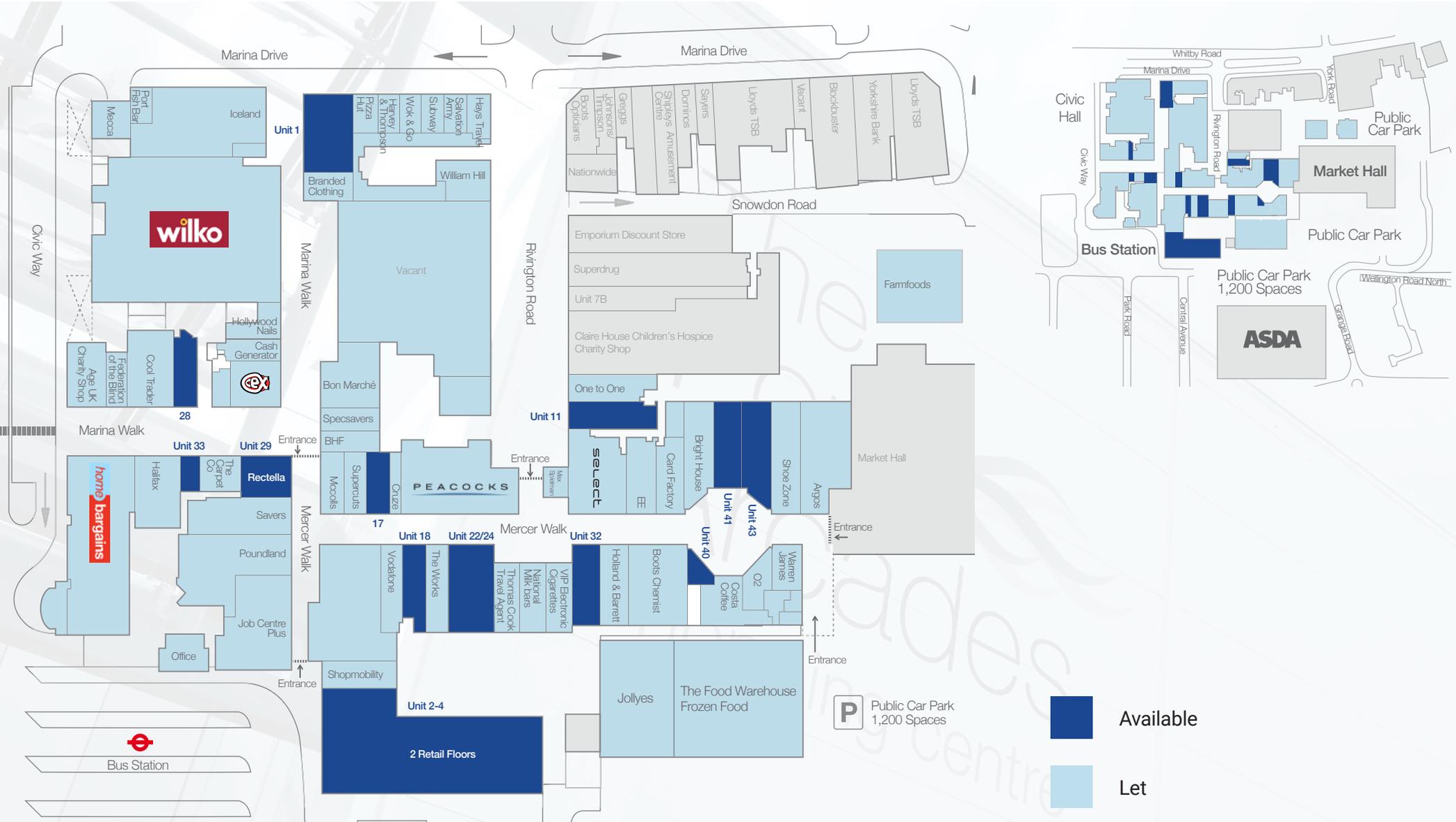


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Availability Schedule

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	Rates Payable 2018/2019
1 Marina Walk	2,748 sq ft (255.3 sq m)	2,617 sq ft (243.1 sq m)	£40,000	£9,497	£32,500	£18,575
28 Marina Walk	1,092 sq ft (101.4 sq m)	895 sq ft (83.1 sq m)	£18,000	£2,891	£13,750	£6,600
29 Marina Walk	1,596 sq ft (148.3 sq m)	N/A	£20,000	£16,939	£24,500	£17,505
33 Marina Walk	Entrance only	12,803 sq ft (1,189 sq m)	£30,000	£12,132	£51,000	£32,481
2 / 4 Mercer Walk	13,680 sq ft (1,270.9 sq m)	15,541 sq ft (1,443.8 sq m)	£50,000	£109,049	£56,000	£59,077
17 Mercer Walk	917 sq ft (85.2 sq m)	N/A	£17,000	£9,872	£14,500	£6,960
18 Mercer Walk	1,060 sq ft (98.5 sq m)	340 sq ft (31.6 sq m)	£18,000	£13,316	£17,750	£8,520
22 / 24 Mercer Walk	2,802 sq ft (260.3 sq m)	N/A	£30,000	£36,568	£40,500	£23,145
32 Mercer Walk	1,566 sq ft (145.6 sq m)	655 sq ft (60.9 sq m)	£29,000	£22,967	£24,750	£14,198
40 - 44 Mercer Walk	1,403 sq ft (130.3 sq m)	N/A	£15,000	£14,021	TBA	TBA
41 Mercer Walk	660 sq ft (61.3 sq m)	195 sq ft (18.1 sq m)	£15,000	£13,923	£15,000	£7,395
43 Mercer Walk	1,993 sq ft (185.2 sq m)	1,142 sq ft (106.1 sq m)	£30,000	£29,904	£26,750	£15,560
11 Rivington Road	1,615 sq ft (150.0 sq m)	N/A	£12,500	£8,305	£11,500	£7,261







All enquiries should be made via the joint agents



Dan Oliver

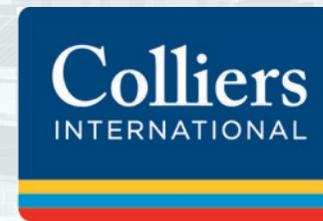
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