

ELLESMERE PORT

45 Marina Drive

Available by way of New Lease

*** A3 /A5 Consent ***

Location

The premises are fronting Marina Drive, the principle road through Ellesmere Port town centre with adjacent car parking. The property comprises part of the Port Arcades Shopping Centre with nearby occupiers include **Subway, Wilko, Salvation Army, Wok & Go, H&T Pawnbrokers** and **Hays Travel**.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£20,000 pax (+VAT)

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £15,000

Interested parties are advised to make their own enquiries with the local authority.

Planning

We understand the premises benefit from A3 / A5 consent. To be verified with the Local Authority.

Service Charge

£1,168 (+VAT) for the current year



Accommodation

Ground Floor	698 sq.ft.	64.8 sq.m
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EPC

Available on request

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

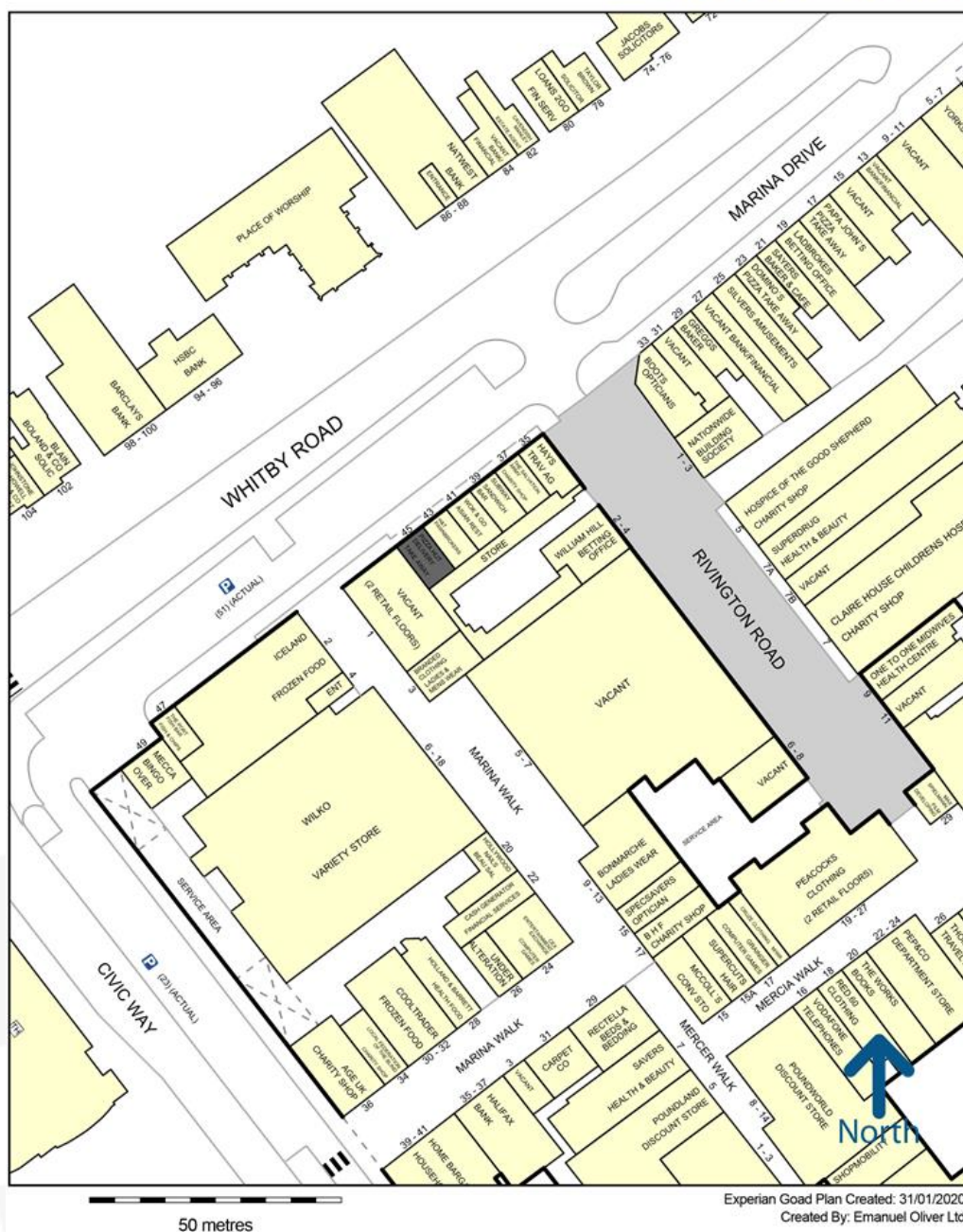
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the joint agents
David Fox (Colliers) 020 7935 4499

Dan Oliver 0151 236 2485

dan@emanueloliver.com



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RETAIL & LEISURE PROPERTY SPECIALISTS

0151 236 6700
1 Old Hall Street, Liverpool, L3 9HF
www.emanueloliver.com