

# 1,850sq.ft (171.9 sq.m)

Range of retail opportunities  
in a prominent location

Short terms  
LETS acceptable

**EASY IN,  
EASY OUT**



Marina Drive, Ellesmere Port,  
Cheshire. CH65 0AL

**BA Commercial**  
incorporating **WILD**  
COMMERCIAL PROPERTY  
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**01384 405631**  
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# 1,850sq.ft (171.9 sq.m)

Range of retail opportunities  
in a prominent location

## THE ESSENTIALS

- Prominent retail location in a highly populated residential area
- Roadside parking for shopper convenience
- Local population of circa 57,000
- Excellent roadside visibility from the A5032 Whitby Road
- Popular and busy town
- 9 miles from Chester and 14 miles from Liverpool
- Short terms LETS acceptable... Easy In, Easy Out

## ENERGY PERFORMANCE

Further information available upon request.

## LEASE TERMS, RENT & RATES

All shops are available on a new full repairing and insuring lease, for a term of years to be agreed. Lease terms, rent and rates available on application. The property is elected for VAT. It is the incoming tenant's responsibility to verify business rates with the Local Authority prior to taking occupation.

## PLANNING

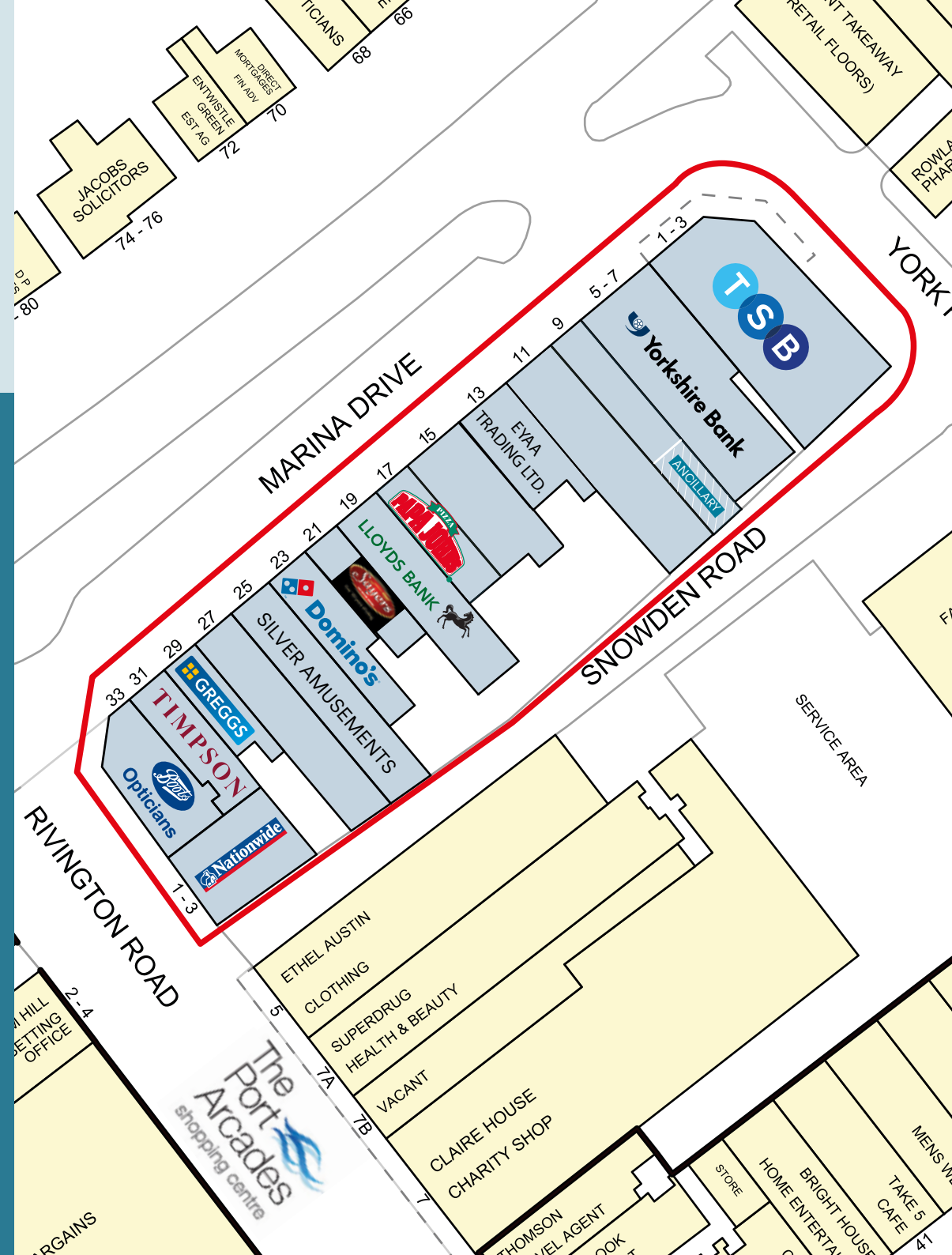
It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## SERVICE CHARGE & INSURANCE

The units participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.







Occupiers include:



Marina Drive, Ellesmere Port, Cheshire. CH65 0AL

## ABOUT THE AREA

Ellesmere Port is a large town in Cheshire (population of circa 57,000), located south of the Wirral on the banks of the Manchester Ship Canal. Direct commuter access off the M56 and M53 interchange with the A41 between Birkenhead and Chester running through the area.

## LOCATION - CH65 0AL

Marina Drive is located in an excellent retail position fronting Whitby Road, which runs directly through the centre of Ellesmere Port. Parking is availability immediately to the front of the parade.

Port Arcades Shopping Centre, Asda Superstore, Ellesmere Train Station and West Cheshire College are all less than a 5 minute walk. Local attractions include Cheshire Oaks Designer Outlet and the Blue Planet Aquarium.

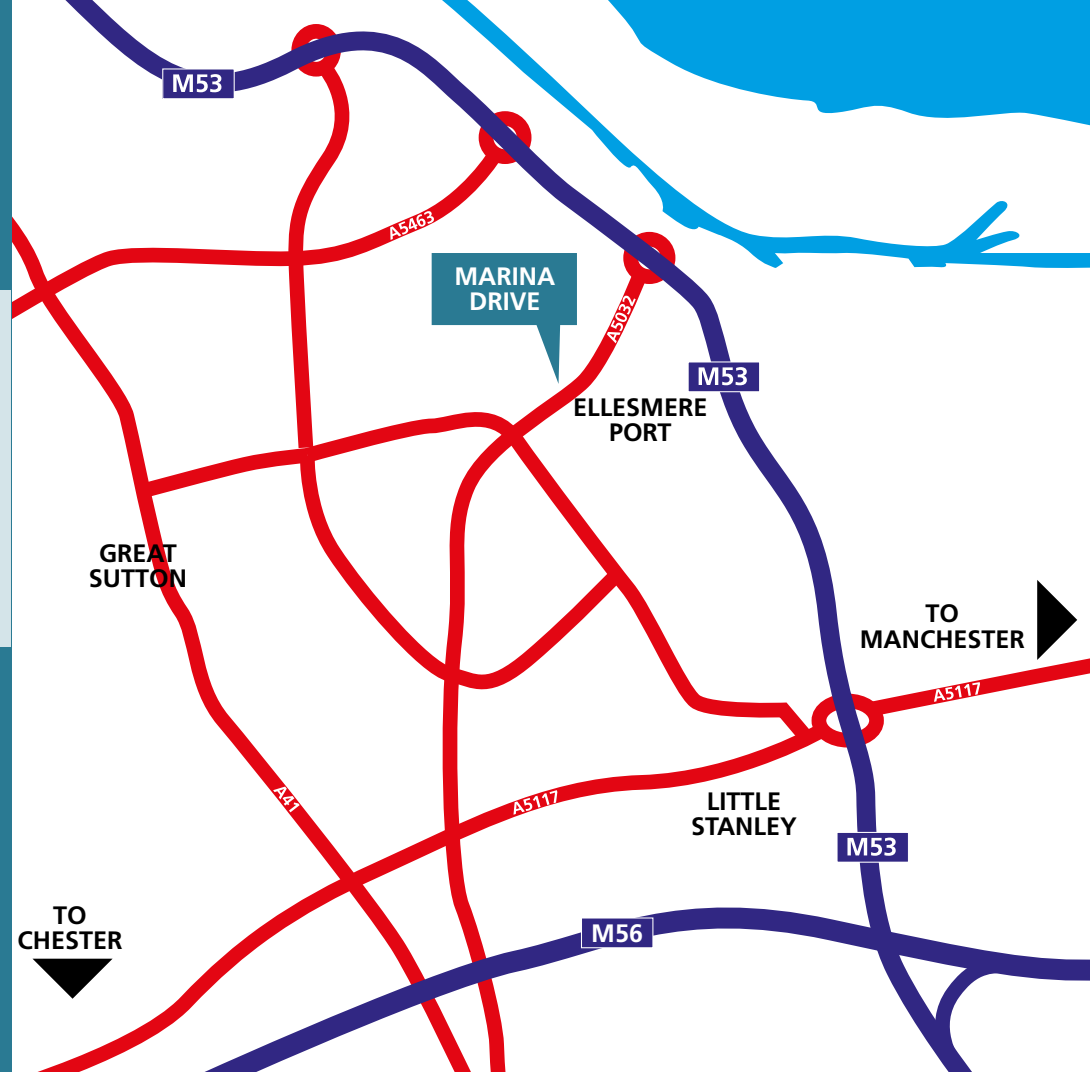
## VIEWING

Strictly by appointment through the agent:

**BA Commercial**  
incorporating **WILD**  
COMMERCIAL PROPERTY

**01244 351212**  
**bacommercial.com**

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# Marina Drive, Ellesmere Port, Cheshire. CH65 0AL

Owned & Managed by

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