



TO LET

Retail Unit

1,649 sq.ft (102.45 sq.m)

Unit 29, Marina Drive, Ellesmere Port, Cheshire CH65 0BH

● Prominent retail location in a highly populated residential area ● Roadside parking

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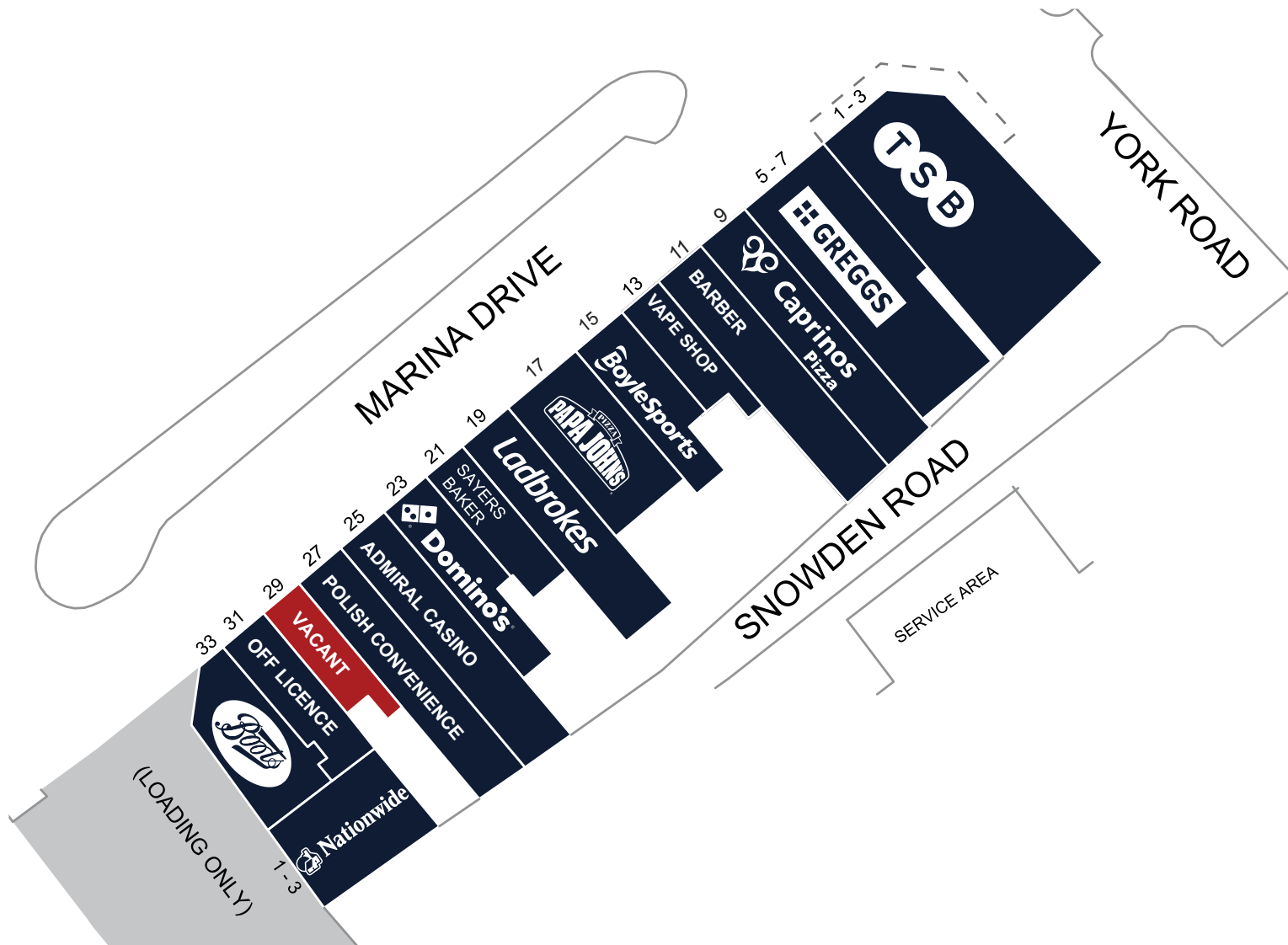
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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	546	50.7
Ground Floor Store	54	5.0
First Floor	336	31.2
Second Floor	167	15.55
TOTAL	1,649	102.45

RENT

£20,000 per annum exclusive of VAT.

BUSINESS RATES

Rateable Value £10,500.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas.

VAT

Property is VAT elected

SERVICES

Mains electricity and water supplies.

ENERGY PERFORMANCE

C Rating.

PLANNING

The property has planning consent for retail use (Use Class E) but is suitable for a variety of uses subject to planning. It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the local planning authority.

LEGAL COSTS

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

DESCRIPTION

Located within a parade of retail units with parking available.



LOCATION

Marina Drive is located in an excellent retail position fronting Whitby Road, which runs directly through the centre of Ellesmere Port. Parking is available immediately to the front of the parade, and Ellesmere Train Station and West Cheshire College is less than a 5 minute walk. Local attractions include Cheshire Oaks Designer Outlet and the Blue Planet Aquarium.

VIEWING

Strictly via prior appointment with the appointed agent:



01244 351212
bacommercial.com

Dan Wild

07701 049826
dan.wild@bacommercial.com

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Bradley Walker

07971 757229
01384 400123
BWalker@lcpproperties.co.uk

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