



To Let
£27,500 p.a. exclusive

Prominent Ground Floor Retail Unit

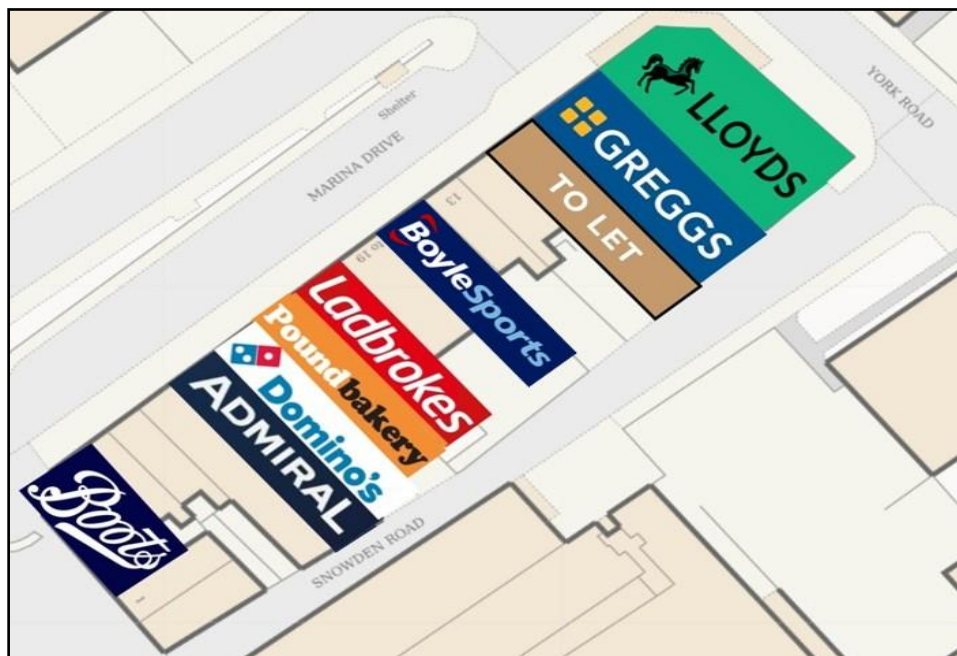
1,592 SQ FT (147.9 SQ M)

📍 9 MARINA DRIVE, ELLESMERE PORT, CHESHIRE, CH65 0AL

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Available from January 2027, or sooner by arrangement
- Prominent ground floor retail unit
- Glazed retail frontage to Marina Drive
- Open-plan sales accommodation
- Located 0.1 miles from Ellesmere Port Bus Interchange and 0.5 miles from Ellesmere Port Railway Station
- Situated approximately 2.3 miles north of Cheshire Oaks Designer Outlet
- Nearby car parking available
- Existing food/takeaway fit-out
- May suit a range of commercial uses, subject to consent
- Nearby national occupiers include Greggs, Lloyds Bank, Boyle Sports, Poundbakery, Domino's, Ladbrokes & Admiral
- Use Class E and Sui-Generis
- Rental £27,500 per annum exclusive



LOCATION

The subject property is well positioned on Marina Drive within Ellesmere Port's main retail and commercial core, close to Port Arcades Shopping Centre and the recently refurbished Ellesmere Port Market.

Ellesmere Port is a port town in Cheshire, situated on the edge of the Wirral Peninsula. The town benefits from good transport links, being approximately 3 miles north of Junction 11 of the M53, providing access to the M56. Cheshire Oaks Designer Outlet is approximately 2.3 miles south of the property.

Public transport provision is excellent, with Ellesmere Port Bus Interchange within a short walk, offering services to Chester, Liverpool, Runcorn, Neston and surrounding areas. Ellesmere Port Railway Station is approximately 0.5 miles away and provides Merseyrail connections.

Nearby parking includes Marina Drive Car Park, approximately 240 yards away, with further town-centre car parks within approximately 300 yards. Limited parking is also available immediately in front of the property, restricted to 15 minutes between 8:00am and 6:00pm.

The surrounding retail and commercial occupier profile includes a strong representation of national operators, including Greggs, Lloyds Bank, Nationwide, Domino's, Boots, Boyle Sports, Superdrug, Poundland, Costa Coffee, Card Factory, Specsavers, Savers, H&T Pawnbrokers, Subway, Hays Travel and Club 3000 Bingo.

DESCRIPTION

The property comprises a ground-floor retail unit forming part of an established three-storey terraced commercial building. The accommodation provides an open-plan retail/sales area with ancillary space, including customer WC facilities and office to the rear. The unit benefits from a glazed shopfront and pedestrian entrance directly onto Marina Drive.

Internally, the property benefits from laminate flooring throughout, with the walls part tiled at lower level and plastered at high level. The accommodation also benefits from suspended ceilings incorporating inset LED panel lighting.

The property is currently fitted for food/takeaway use, however, may be suitable for a range of retail, food and commercial uses, subject to the necessary consents.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor Only	147.9	1,592

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available from January 2027, or sooner by arrangement, by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £27,500 per annum exclusive.

SERVICE CHARGE & INSURANCE

The current Service Charge cost is £803.00 per annum plus VAT (reviewed annually).

The current Building Insurance cost is £510.00 per annum plus VAT (reviewed annually).

VAT

VAT is applicable and will be charged at the prevailing rate.

PLANNING

Current Use Class E and Sui Generis (Planning Ref: 23/00715/FUL).

It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Cheshire West and Chester Council).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £21,250, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable direct with the Local Rating Authority (Cheshire West and Chester Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of B(45). The certificate is valid until 10th June 2029. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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