

TO LET



2 Marina Drive, Ellesmere Port, CH65 0BL



5839-8991 Sq Ft

Area



£62,750 p/a

Rent



£30,250

Rates - RV



D87

EPC

- Town centre retail store
- On street parking
- Nearby occupiers include Greggs, Boots, Subway, Domino's and Ladbrokes, as well as a number of local and independent traders.
- Fully fitted retail unit with terrazzo floor.
- New sublease available.
- Ready for immediate occupation
- Prominently located on Marina Drive in Ellesmere Port Town Centre
- Benefits from nearby access to both M53 and M56 motorways and numerous car parks in the vicinity
- Dedicated articulated vehicle servicing



Area

Ground Floor	5,839 sq ft (542.55 sq m)
First Floor	3,152 sq ft (292.84 sq m)

Tenure

Available by way of assignment of current lease expiring on 24th March 2025. A sublease is available on terms to be discussed.

Rent

£62,750 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £30,250

Service Charge

Circa £10,000 pa + VAT

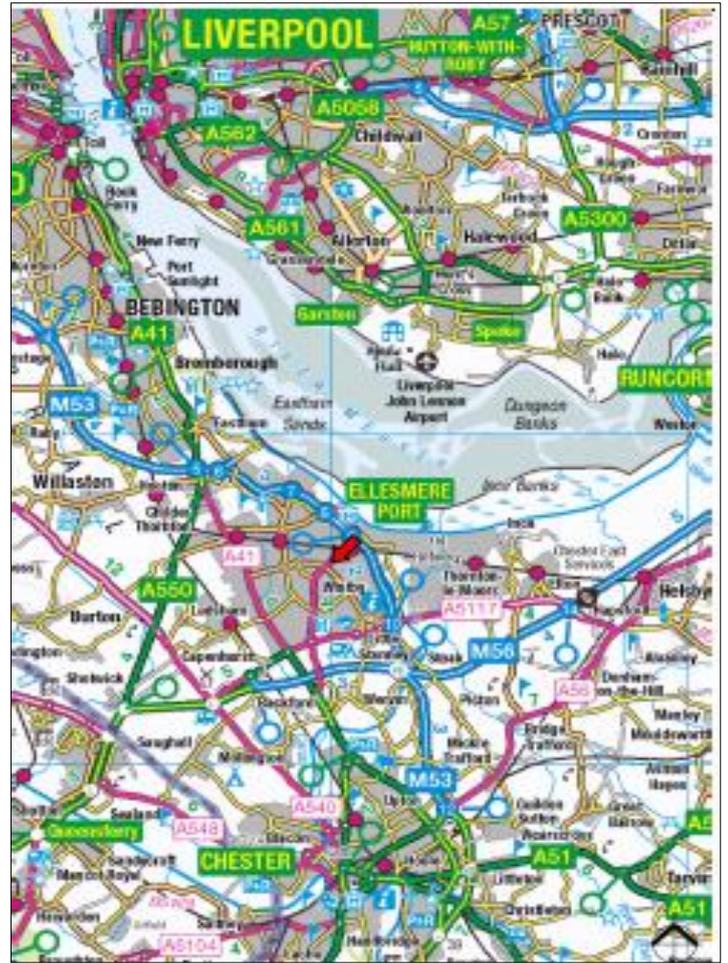
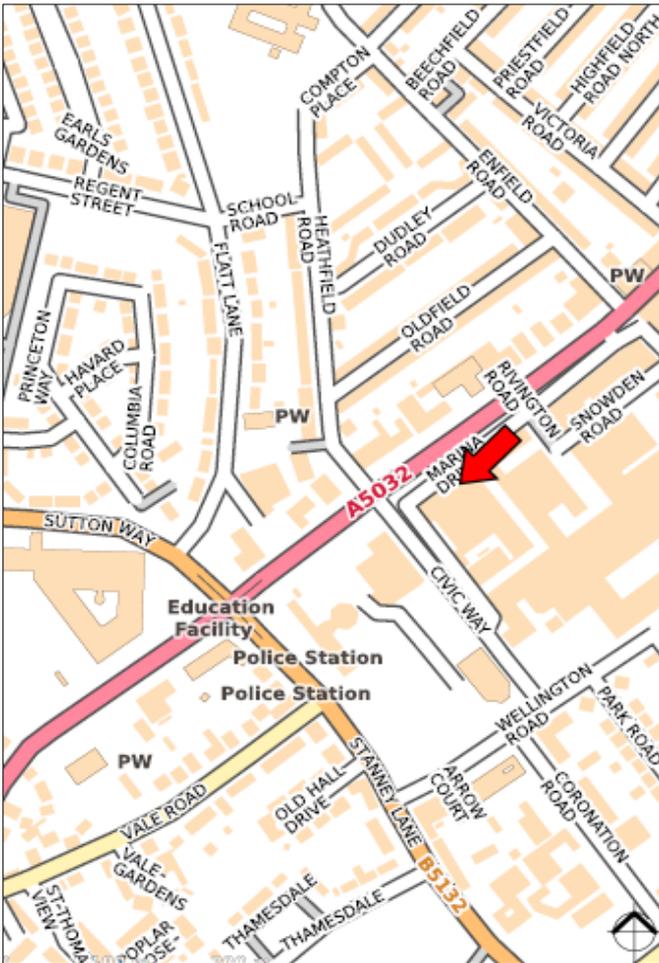
Insurance

£2,500 pa + VAT

EPC

D87





For further information please contact:



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[Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

[Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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