

TO LET

UPON THE INSTRUCTIONS OF LLOYDS TSB

15/17 MARINA DRIVE, ELLESMERE PORT



LEASE

The property is held by way of an existing full repairing and insuring lease for a term of years due to expire on 24 March 2017 at a current rental of £60,635 pa exclusive.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority, Ellesmere Port and Neston Council (Tel. No. 0151 356 6852).

EPC

An EPC has been commissioned further details upon request.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB.

Tel. No. (0151) 227 3400

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E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Updated OCTOBER 2009

LOCATION

The unit is situated in the centre of Ellesmere Port, fronting on to Marina Drive and highly visible from Whitby Road, the main arterial route through Ellesmere Port. The unit is in close proximity to a number of major traders including Lloyds TSB, Blockbuster and Sayers. The unit benefits from on street parking to the front.

DESCRIPTION

The property forms part of a large mid terrace three storey property. Internally the unit comprises a large retail/banking area, including service counter and individual offices, which could be altered to provide an open plan retail area. The first floor provides both office and storage accommodation, with additional storage and staff/kitchen facilities on the second floor.

ACCOMMODATION

GF Retail	223.83 sq m	(2,517 sq ft)
First Floor	113.34 sq m	(1,220 sq ft)
Second Floor	61.31 sq m	(660 sq ft)



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Hitchcock Wright & Partners
CHARTERED SURVEYORS

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