

33,721 sq.ft
TOTAL DEVELOPMENT



MARINA DRIVE

///strut.ruled.will
Rivington Road
Wirral, Merseyside
CH65 0AL

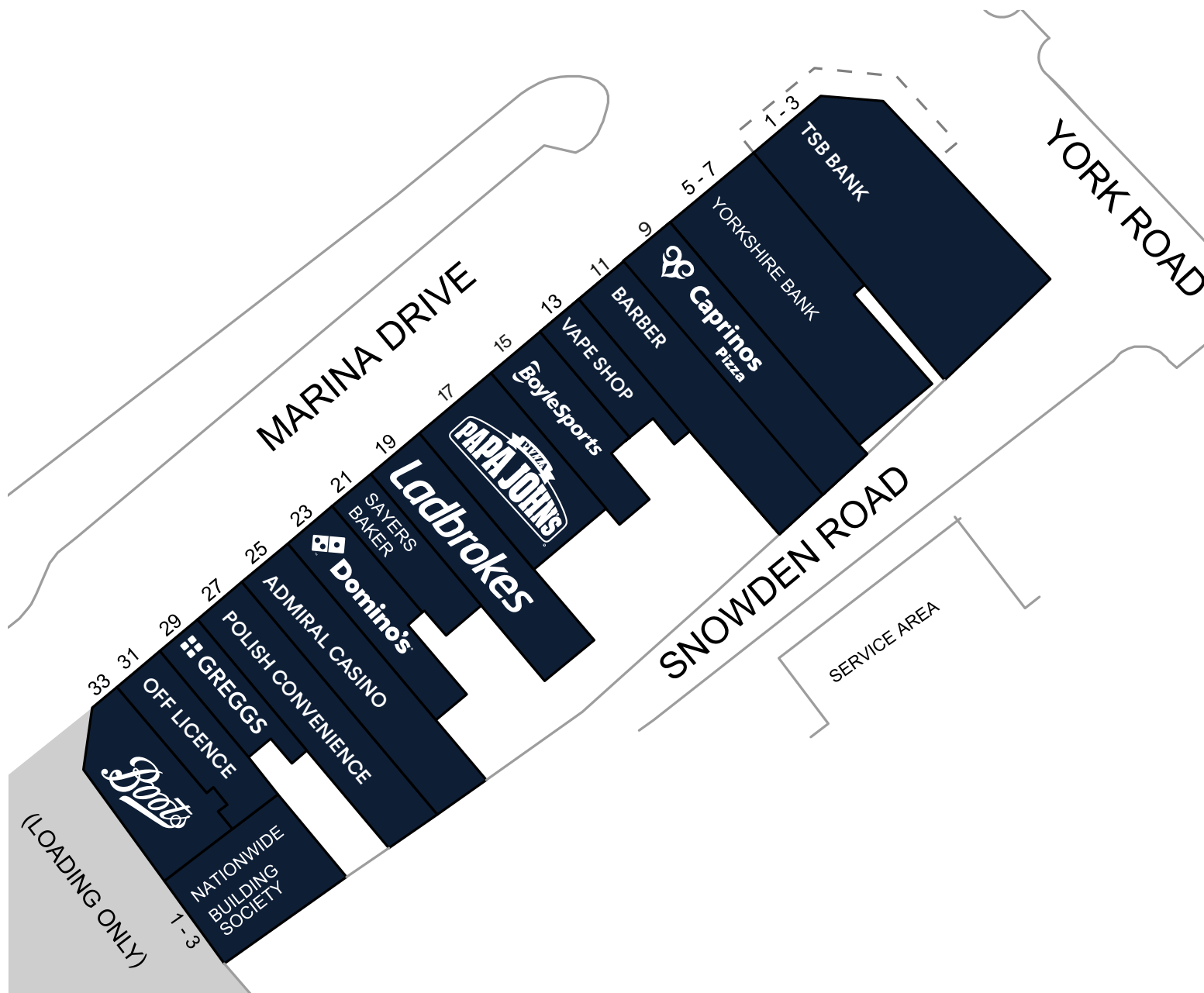
Local Occupiers Include

Ladbrokes



GREGGS





DESCRIPTION

- 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



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Total development



16

Retail units on site

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.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

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

LEGAL COSTS

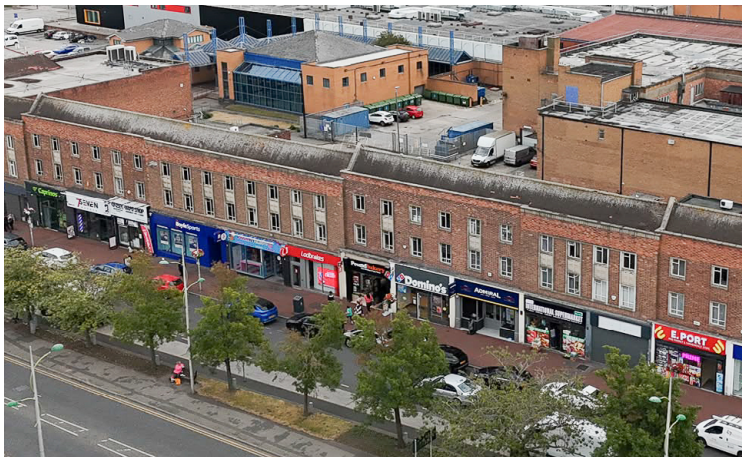
Each party is responsible for their own legal costs in connection with the granting of a lease.

LOCATION

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.

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.



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.