



Frodsham **117 Main Street** **WA6 7AF**

Frodsham is a market town located in Cheshire, situated approximately 11 miles north of Chester and 16 miles south of Liverpool.

The subject property is situated on Main Street, a busy high street comprising a mixture of local and national retailers. Nearby occupiers include Morrisons, Boots, Nationwide and Rogers The Florists.

The property is an attractive period building occupying a prominent corner plot benefitting from a large surface car park to the rear providing space for up to 22 vehicles.

Accommodation[†] (Approximate areas & dimensions)

Ground Floor	3,077 sq ft	286 sq m
First Floor	1,090 sq ft	101.3 sq m
Second Floor	452 sq ft	42 sq m
Basement	213 sq ft	19.8 sq m

Planning

The premises benefits from A2 & A3 restaurant planning consent for the ground and basement floors and two apartments on the upper floor.

AREA	4,832 sq ft [†]	RENT	£45,000 pa
TENURE	To Let / May Sell	OTHER	Prominent Corner plot
LISTING	Feb 2020	AGENT	Alex H
RATES	£23,750		

Rent / Price

The property is available on a leasehold basis at £45,000 pa. Freehold offers are invited in the region of £650,000.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rates

Rateable value £23,750 (2017 list). 1st Floor £7,200. 2nd Floor £2,150. Interested parties should make their own enquiries with the local authority.

Legal Costs

Each party to be responsible for their own legal & professional costs incurred in this transaction. All prices quoted excluding VAT.

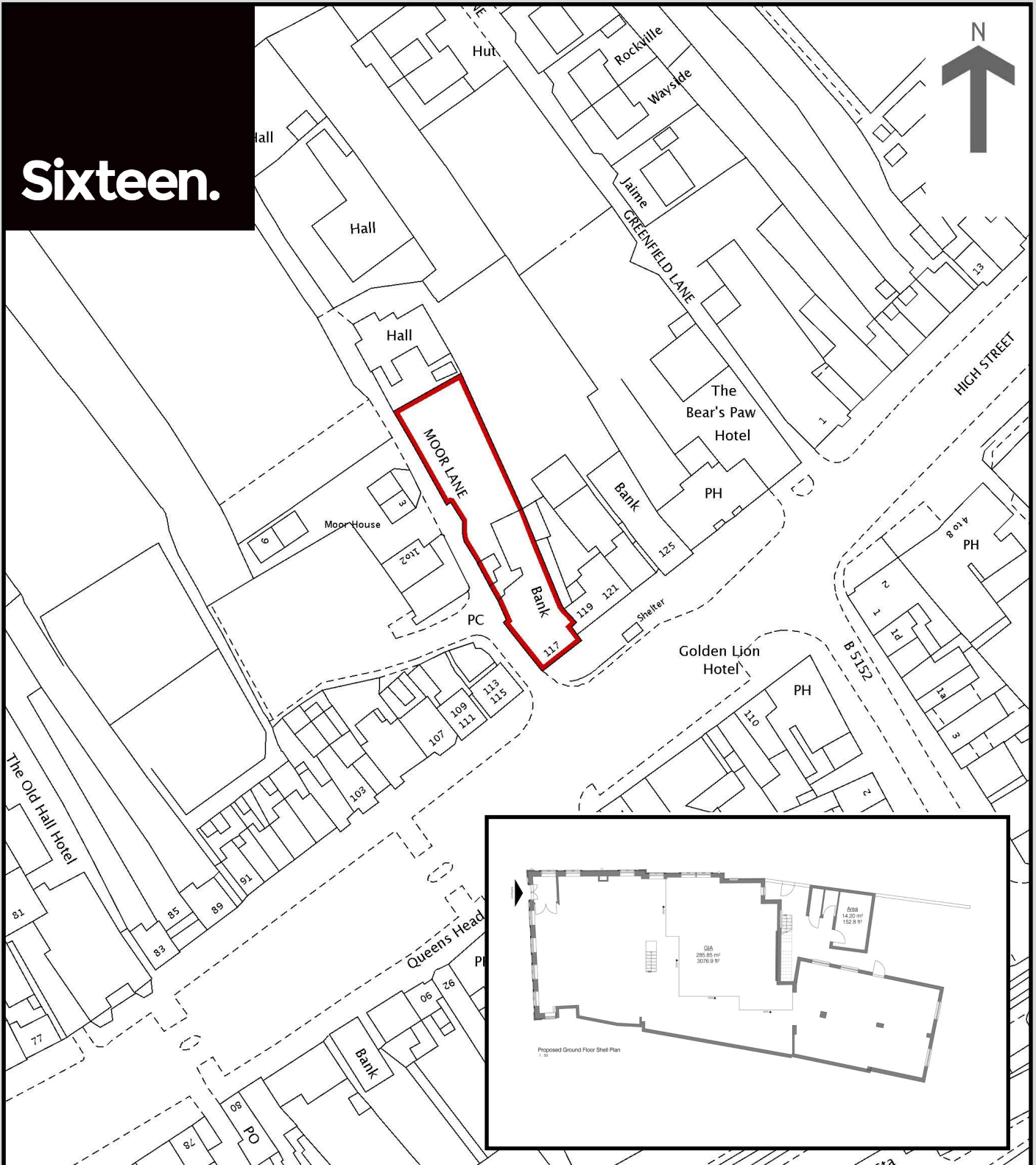
EPC

A full copy of the EPC will be available for inspection as soon as it is available.

Viewings

Strictly by appointment through Alex Haigh at Sixteen Real Estate or joint agent Avison Young (Joel Lawson) on 0151 471 6735.

Sixteen.



Property address: 117 Main Street, Frodsham. WA6 7AF

Contact Us

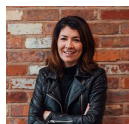
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