

• Fully Fitted Ground Floor Retail Unit in the heart of Frodsham •

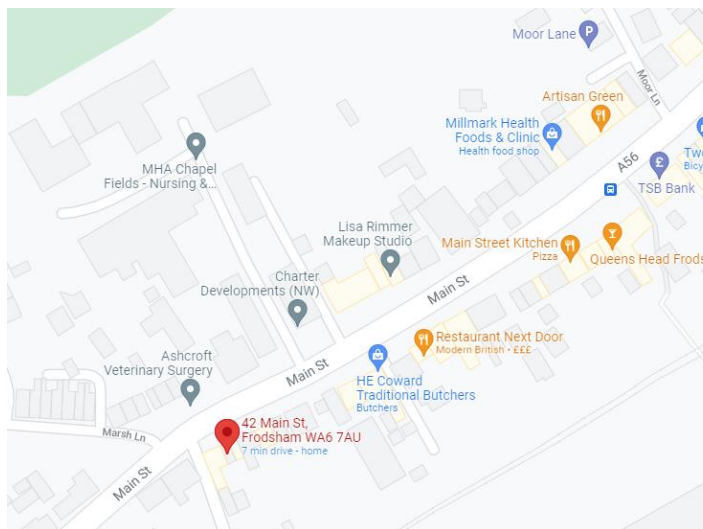


42 MAIN STREET FRODSHAM WA6 7AU
IMMEDIATELY AVAILABLE

TO LET

Location

Frodsham is a thriving Cheshire Market Town located some 3 miles south of Runcorn, 8 miles southwest of Warrington and 10 miles east of Chester. Allied to its excellent communication links to the M56 Motorway (via Junction 12) and also its local rail services to a host of nearby towns including Chester, Liverpool, Manchester and Warrington, it has grown into an affluent commuter base for its resident population of approximately 9,000 inhabitants.



A location plan is shown above for ease of reference courtesy of Google maps.

Situated nearby is an eclectic mix of high-quality local traders that includes **Cowards Butchers**, **Next Door Restaurant** and **Main Street Kitchen**. Frodsham also accommodates a range of national retailers including **WH Smiths**, **Boots the Chemist**, **Costa Coffee**, **Card Factory** with a **Morrison Supermarket** central to the town.

Description

The premises comprise a mid-terraced shop at ground floor level which have been fitted out to a high standard by the previous trader (Nail Bar) but could easily be converted to a range of uses subject to the normal consents. To the rear of the sales area is a small kitchenette and toilet.

Accommodation

The ground floor has been measured by the selling agent in accordance with the requirements of the RICS on a Net Internal Area (NIA) basis as follows:

42 Main Street (Ground Floor)

Ground Floor	Sq M's	Sq Ft
Shop*	37.58	405

*NIA excludes toilets situated to the rear of the sales area.

Business Rates/Council Tax

We understand the following assessment applies to the ground floor shop:

42 Main Street: Rateable Value (2024/25): £6,100

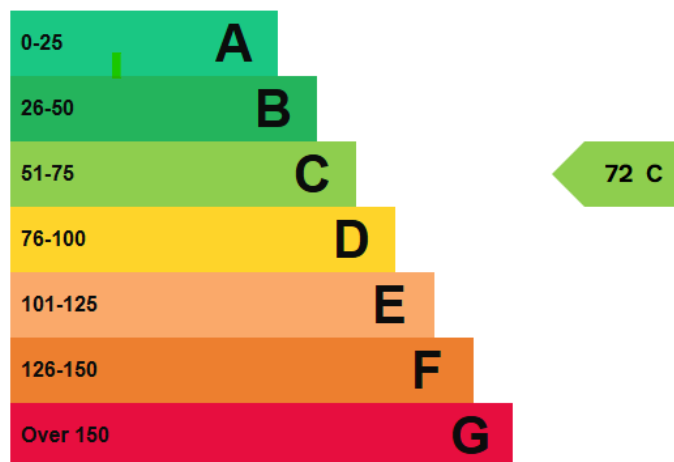
42 Main Street: Rates Payable (2024/25): £3,123

PLEASE NOTE – 'Qualifying Businesses' will benefit from 100% relief under the Small Business Rate Relief Scheme (more details available upon request).

(Interested Parties are advised to verify this information via the Local Rating Authority).

Energy Performance Certificates (EPC)

EPC's have been completed which gives shop an 'C' rating:



VAT

We are informed that VAT is not presently chargeable on the rent.

Quoting Rent and Costs

We are quoting a rent of £12,500 per annum exclusive of all normal occupational costs including utilities. Building insurance is re-charged by the Landlord on a pro rata basis.

A new 5-year lease is available.

Each party will be responsible for their own professional and legal costs relating to this transaction.

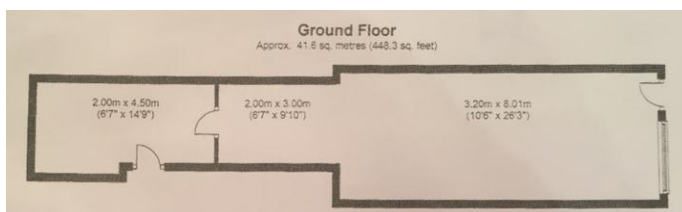
Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser once a letting has been agreed prior to the instruction of solicitors. A letter will be sent to the proposed tenant once terms have been agreed.

Viewing

To arrange a viewing please call **Eddy Cottrell** on **01928 733333** or via eddy@cottrellcommercial.co.uk
Cottrell Commercial Ltd is a firm Regulated by RICS

Plan (not to scale)



MISREPRESENTATION ACT.

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