



Location

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.

The property comprises 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.

Planning

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

Interested parties should carry out their own due diligence in this regard.

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Description

The premises are arranged over basement, ground, first and second floors providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Basement	213	19.8
Ground	3,077	286
First	1,090	101.3
Second	452	42
	4,832	449.1

Rent

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£45,000 pa exc.**

Price

Freehold offers are invited in the region of **£650,000.**

Alternatively, please contact our joint agent Sixteen Real Estate—Alex Haigh—alex@sixteenrealestate.com

Business rates

We understand that the property is assessed as follows:

Basement/ Ground:	£23,750
1st Floor:	£7,200
2nd Floor:	£2,150
UBR (2020/21):	£0.499

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

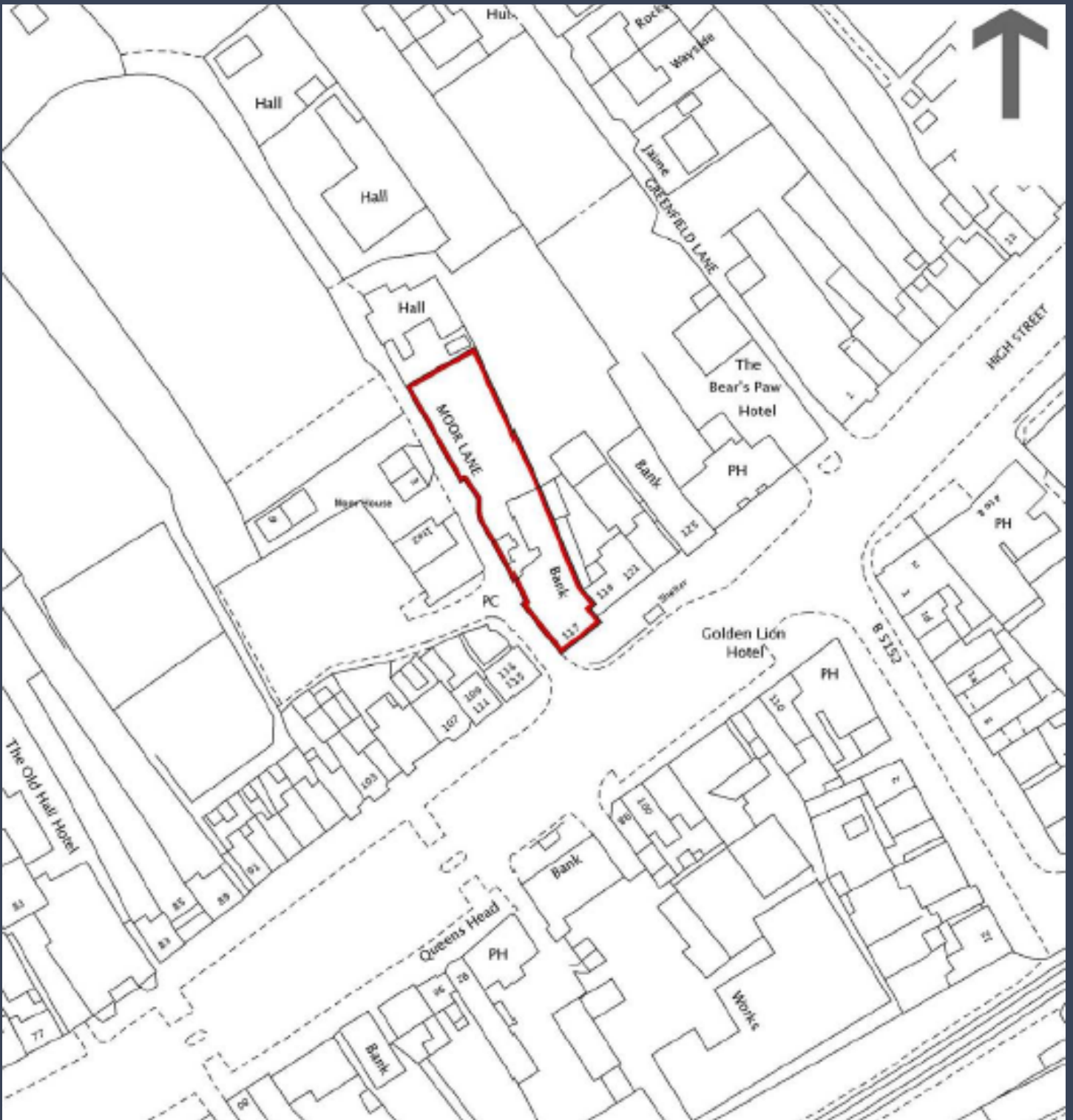
EPC

The Energy Performance Certificate is available upon request.

VAT

VAT if applicable will be charged at the standard rate.

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