

MODERN CITY CENTRE SHOP UNIT

TO LET

1,914 sq ft



7 FRODSHAM STREET CHESTER, CH1 3JJ

- New Lease - £60,000 pax
- Adjacent to CEX and Greggs
- Busy Location
- Extended Rent Free Available (see details)



LOCATION

As can be seen from the location plan attached, this modern shop unit is located in the heart of this bustling historic City.

Frodsham Street is a busy, part-pedestrianised thoroughfare that links Bus Station/Tesco/Iceland to the more established 'Prime Areas' just outside the City walls, and close to the Cathedral.

PROPERTY

The unit forms part of a modern block of shops, adjoining **Greggs** and **CEX**. It is internally laid out as a former Opticians, with individual consulting rooms and offers the ingoing tenant the opportunity to shop-fit to their required design.

Frontage: 24' 6"
Internal Width: 22' 9"
Sales Depth: 77' 6"

Gross Internal Area: 1,914 sq ft

LEASE

To Let on a new effective FR&I lease for a term to be agreed.

RENT

£60,000 pa.

RATES

Rateable Value w.e.f. 01/04/26: £47,750 pa.

Interested parties should make their own enquires with the Local Authority ☎ 0300 123 7023.

INCENTIVES

An extended rent free is available to assist the ingoing tenant with any required reconfiguration costs.

COSTS

Each party to be responsible for their own legal costs.

VAT

Prices, out-goings and rentals are exclusive of, but will be liable to, VAT.

EPC

The property has an energy rating of 'B'.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed tenant once a letting has been agreed.

The proposed tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

Strictly by appointment through Sole Agents:-



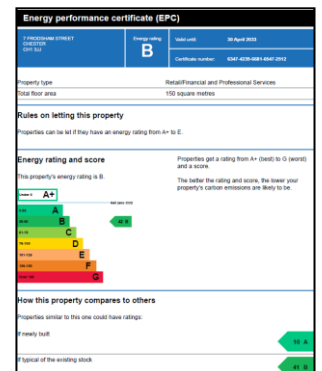
Tim Kenney

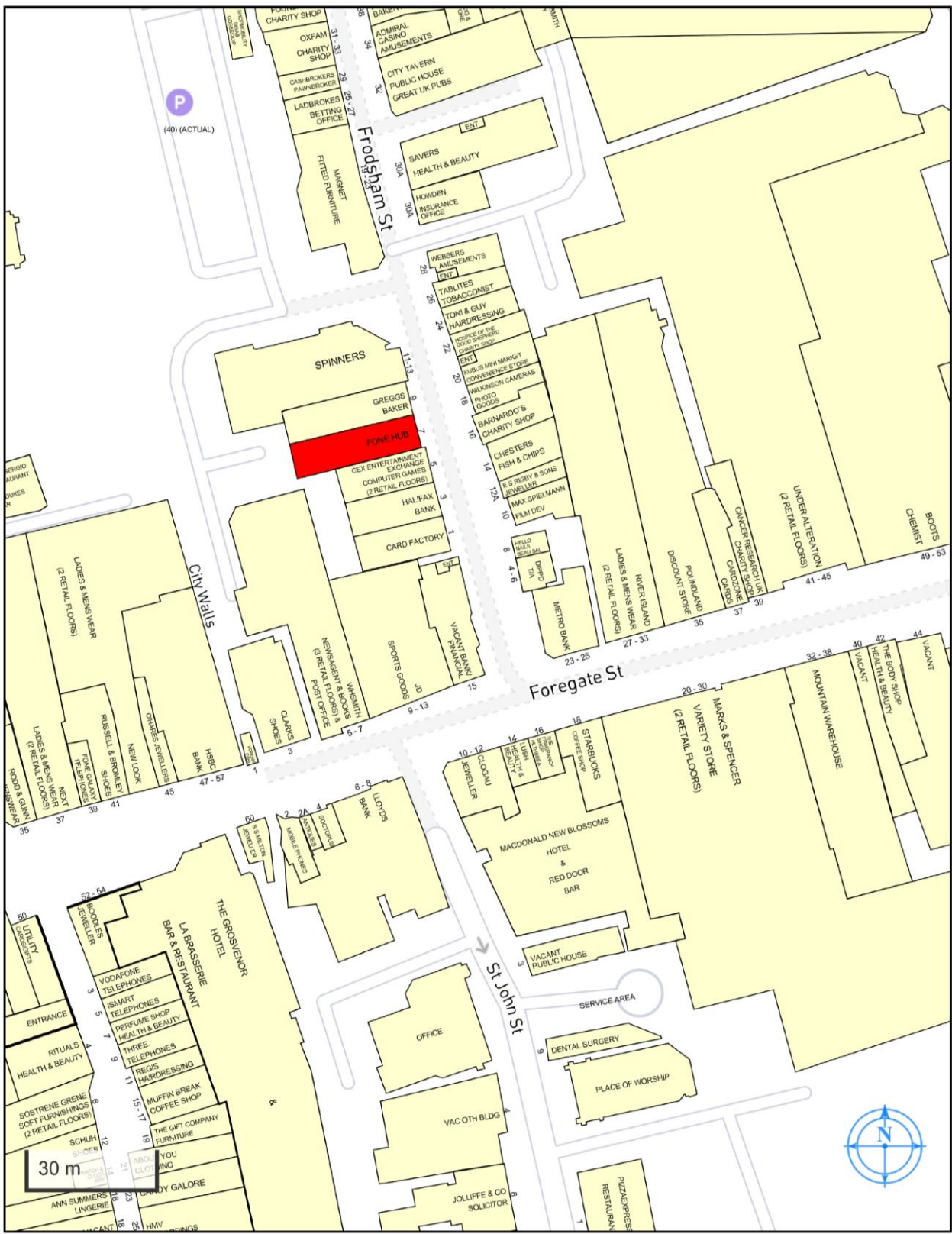
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Subject to Contract

18.06.26





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