

• ADJOINING MORRISONS SUPERMARKET •

SELF CONTAINED BUSINESS PREMISES
20 HIGH STREET FRODSHAM WA6 7HE



SUITABLE FOR A WIDE RANGE OF USES UNDER CLASS E*

**Subject to Planning Consent*

FOR SALE (MAY LET)

Location

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

The premises situated prominently onto High Street at the entrance to the adjoining Morrison's Car Park.

Description

The premises comprise a former solicitors office on two floors with a single front entrance and access ramp.

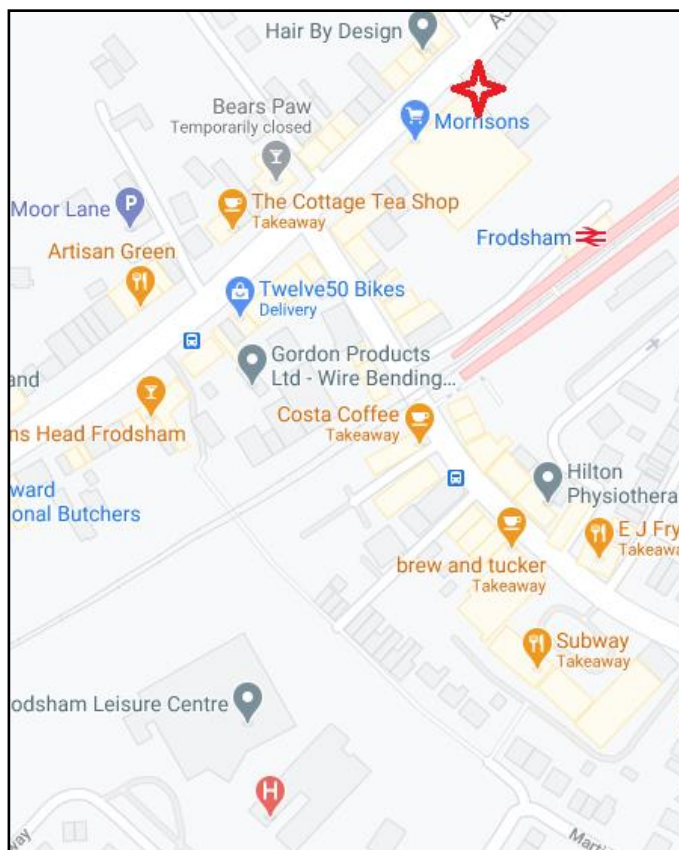
The current owners have utilised a forecourt car parking area to the front of the property throughout their ownership, although it should be noted that this is not within the buildings' Title/ownership. To the rear is a small yard and outbuilding with a side entrance onto the access to the Morrisons car park over which we understand that there are 'pedestrian rights of way'.

Internally the property has been converted to a range of offices with main reception and a variety of staff facilities on both floors.

The property has potential to be utilised for a range of commercial uses under Class E of the Use Classes Order. Such uses may include (but not limited to) **Offices, Retail, Medical, Restaurant** as well as possible **Residential** use subject to the approval of the Local Planning Authority.

For ease of reference a location plan is provided opposite.

Location Plan



Accommodation

The property has the following approximate Net Internal Areas:

Description	Square Metres	Square Feet
Ground Floor		
Reception	16.62	179
Office 1 (Front)	19	205
Office 2 (Rear)	11.55	124
Kitchen	3.32	36
Toilets	Excluded	Excluded
Total	50.49	544
First Floor		
Office 3 (Front)	16.62	179
Office 4 (Front)	12.22	132
Office 5 (Rear)	9.46	102
Office 6 (Rear)	7.76	84
Total	46.06	497
Total (Ground and First)	96.55	1041

Business Rates

We have identified the property on the VOA web site as having the following valuation for Rating purposes:

Rateable Value (2021/22): £11,000

Rates Payable (2021/22): £5,489

Qualifying companies will be eligible for 'Small Business Rate Relief' providing 100% relief from Business Rates.

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

Terms

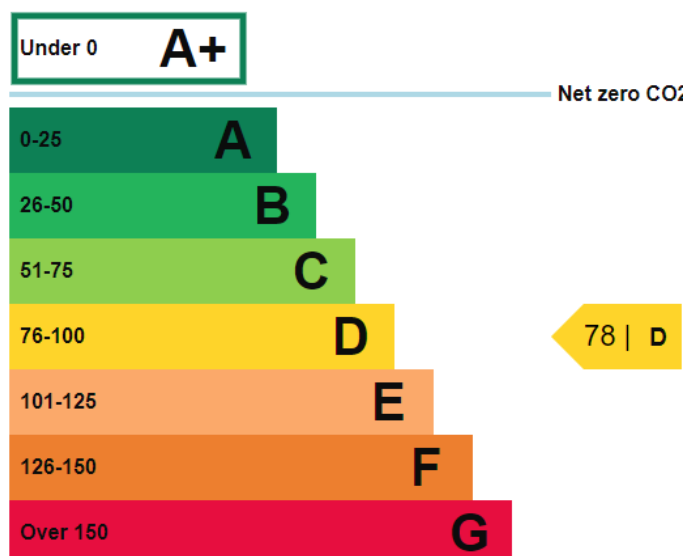
The premises are being offered for sale at a quoting price of £225,000. Further information is available upon request.

Rent

The owners may be willing to grant a lease on the premises subject to terms and covenant status – more information available upon request.

Energy Performance Certificate

An EPC has been completed which shows that the property has a 'D' rating:



VAT /Costs

We are informed that the property is not subject to VAT.

Viewing.

All viewings **must** be arranged via the sole letting agent - please phone:

Eddy Cottrell 01928 733333/07730 747643 or email: eddy@cottrellcommercial.co.uk

Money Laundering Regulations

We are obliged to verify the identity of the proposed tenant 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.



MISREPRESENTATION ACT. Cottrell Commercial Ltd for themselves and the Vendors or Lessors of this property for whom they act, give notice that : (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Cottrell Commercial Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Cottrell Commercial Ltd has any authority to make or give any warranty or enter into any contract whatsoever in relation to this property; (iv) rents/prices quoted in these particulars may be subject to VAT addition; and (v) Cottrell Commercial Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. April 2021.

