

GROUND FLOOR RETAIL UNIT TO LET

105 MAIN STREET

FRODSHAM, WA6 7AB



LOCATION

The property is located on Main Street, Frodsham, a small Cheshire town, close to Junction 12 of the M56 Motorway, with a population of approximately 9,000.

Main Street, along with Church Street and Edisbury Square, provides a mixture of national and local traders, with such occupiers in the locality including Natwest Bank, Barclays Bank, Lloyds TSB and Savills Estate Agents.

DESCRIPTION

The property provides a ground floor retail unit including rear store/staff and wc facilities. Access is via a shared entrance with the upper floors.

ACCOMMODATION

The unit has the following approximate floor areas/dimensions:-

Int Width	4.22 m	(13'10")
Retail Depth (Max)	8.73 m	(28'7")
Retail Area	45.87sq m	(493 sq ft)
GF Store/Staff	19.22 sq m	(207 sq ft)

LEASE

The premises are to be made available by way of a new full repairing and insuring lesae for a term to be agreed.

RENT

£18,750 pa exclusive.

BUSINESS RATES

Rateable Value: £9,600

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority.

EPC

EPC Certificate reference number: 0205-3030-0688-0493-9221

Energy Performance Asset Rating: E-119

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB

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Subject to Contract

Details Prepared JANUARY 2012

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