

**50 FRODSHAM STREET
CHESTER, CH1 3JL**



SHOP INVESTMENT FOR SALE

- Located on the partially pedestrianised Frodsham Street
- Close to Tesco, Boots Opticians, Poundland & Greggs
- 10 year lease with no breaks

Chester

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50 FRODSHAM STREET

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LOCATION

The property is located in the centre of the historic city of Chester, on the partially pedestrianised Frodsham Street. The shop is located in a good retailing location with other occupiers close by including Tesco, Boot Opticians, Greggs and Poundland.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a two storey lock-up shop comprising ground floor sales leading back to rear yard. The first floor provides for a further sales area, kitchen and w/c.

ACCOMMODATION/AREAS

	SQ M	SQ FT
GF Sales	29.11	313
First Floor	28.17	303

TENURE

The property is held on a 10 year full repairing and insuring lease from 1 May 2021 at a rental of £16,800 pa.

The tenant has been in occupation since July 2016 and only recently renewed their lease.

PRICE

£190,000

RATES

The VOA website confirms the property has a Rateable Value of £10,250

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department.

EPC

The Energy Performance Certificate has been commissioned and will be available upon request.

VAT

All prices quoted are exclusive of but are not liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

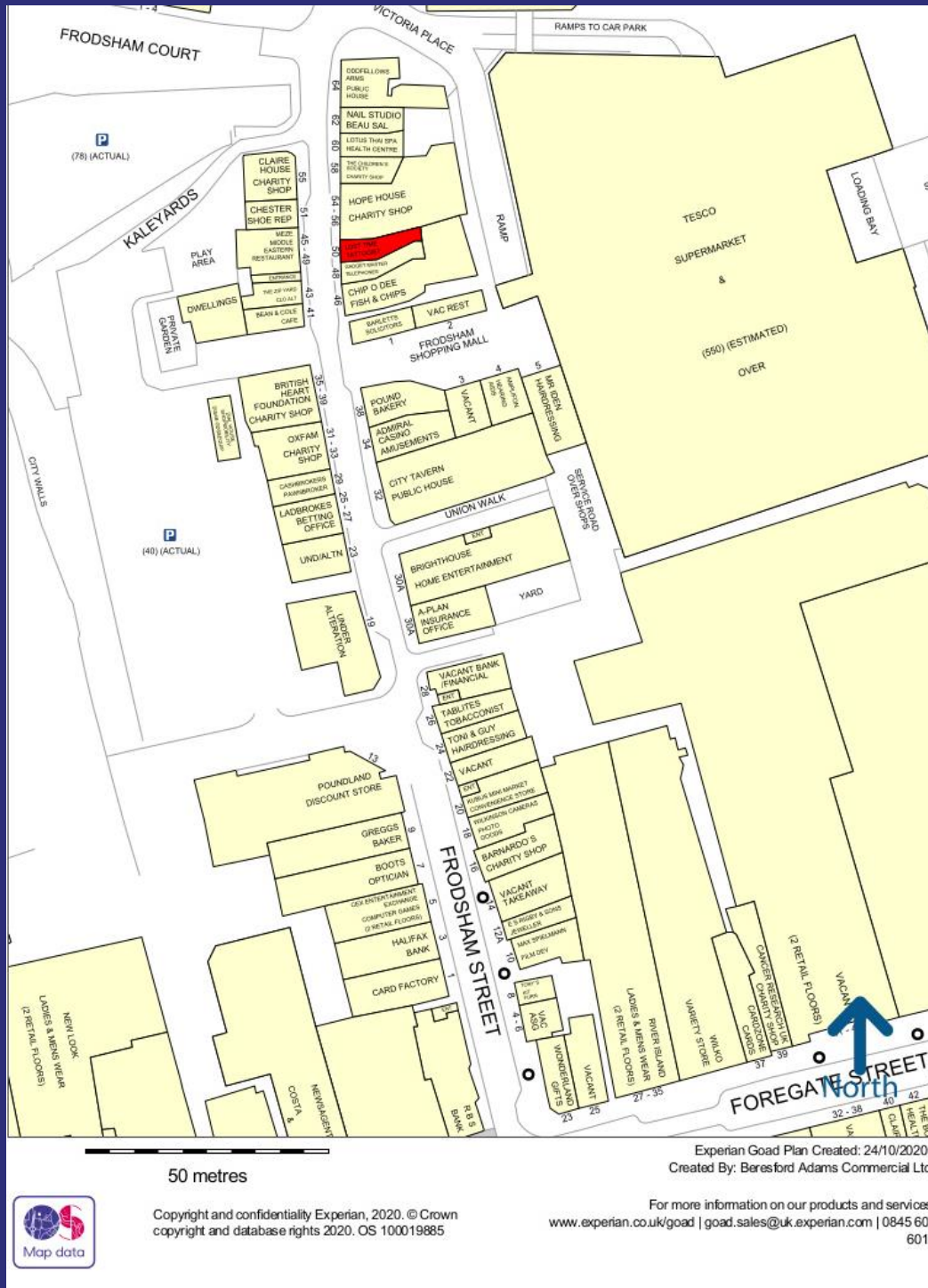
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW June 2021

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SUBJECT TO CONTRACT

50 FRODSHAM STREET CHESTER, CH1 3JL



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