

# TO LET

## FIRST & SECOND FLOOR OFFICES

### 105 MAIN STREET, FRODSHAM, WA6 7AB

BELOW RATES THRESHOLD



#### 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 TSB Bank, B.Unique Hair Company, Whitmore & White Deli, Coral Bookmakers, Morrisons Supermarket and Devonshire Bakery.

#### DESCRIPTION

The property provides 1st and 2nd floor office accommodation, access via a shared entrance with the ground floor retail unit.

The accommodation is divided into a series of general and private offices.

#### ACCOMMODATION

The accommodation has the approximate floor areas (NIA)

First Floor	73.47 sq m	(790 sq ft)
Second Floor	68.74 sq m	(746 sq ft)

#### LEASE

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

#### RENT

£11,000 per annum exclusive.

#### BUSINESS RATES

The premises have been assessed for rating purposes as follows;

Rateable Value: £8,400

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

#### 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.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Chris Michael, Hitchcock Wright & Partners. Ref: MRK/CCM.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwandp.co.uk  
chrismichael@hwandp.co.uk

Subject to Contract

Details Prepared January 2020

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

105 MAIN STREET, FRODSHAM, WA6 7AB



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Hitchcock

Wright

CHARTERED SURVEYORS & Partners

0151 227 3400

www.hitchcockwright.co.uk