

• Prime Retail Unit •

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**1C POLLARD BUILDINGS  
CHURCH STREET FRODSHAM WA6 7DW**



**GROUND FLOOR RETAIL UNIT  
34.79 SQ M'S/375 SQ FT PLUS 1<sup>ST</sup> FLOOR  
THOMAS COOK, WILLIAM HILL, COSTA COFFEE, WH SMITHS  
ALL LOCATED NEARBY**

**TO LET**

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## 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. A location plan for ease of reference is provided below.



Situated nearby is an eclectic mix of both national and high quality local traders that includes Thomas Cook, Cheshire Brides, Lusso for Men, Nationwide Building Society and Boots the Chemist. A major Morrison Supermarket is also located nearby.

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## Description

The premises comprise a ground floor retail unit with ancillary first floor office/storage area with single WC.

The premises have recently been sub-divided from the adjoining bridal shop and we understand that main services are available subject to liaison with Scottish Power (further details upon request).

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## Services

To be confirmed.

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## Rates

The property has not as yet been assessed for Business Rates as a single unit. Further details upon request.

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

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## Accommodation

The offices provide the following approximate areas:

Floor	Sq M's	Sq Ft
Ground	34.79	375
First	33.08	356
<b>TOTAL</b>	<b>67.87</b>	<b>731</b>

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## Terms

The property is available by way of a new lease at a rent of £13,500 pa exclusive of all outgoings including building insurance, business rates and utilities.

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## Energy Performance Certificate

An EPC has been commissioned and will be available upon request.

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## VAT /Costs

VAT may be applicable to all rents. Parties shall bear their own costs in relation to this letting.

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## Viewing.

For further information please phone Eddy Cottrell 01928 733333/07730 747643 or email:

[eddy@cottrellcommercial.co.uk](mailto:eddy@cottrellcommercial.co.uk)



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