

• FREEHOLD FOR SALE •

FORMER POLICE STATION
SHIP STREET FRODSHAM WA6 7NW



SUITABLE FOR A RANGE OF ALTERNATIVE USES

(SUBJECT TO OBTAINING ALL NECESSARY PLANNING CONSENTS)

DETACHED BUILDING OF 3,100 SQ FT GEA

ON A SITE OF 0.25 ACRES (APPROXIMATELY)

CONVENIENTLY SITUATED IN THE HEART OF THE VILLAGE

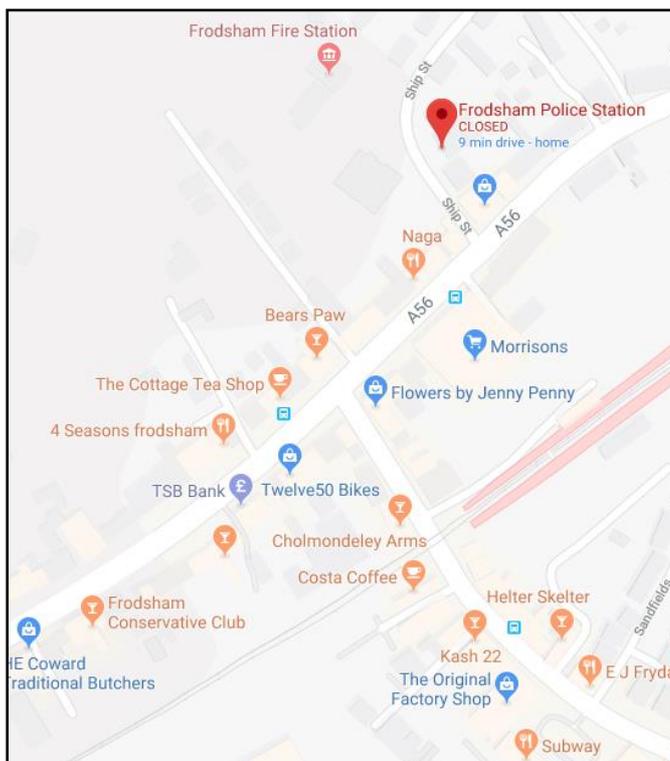
FOR SALE

Location

Frodsham is a thriving Cheshire Market town located some 8 miles south west of Warrington and 10 miles east of Chester. The town benefits from excellent communication links via both road to the M56 Motorway (Junction 12) and rail services to Chester, Warrington, Manchester and shortly Liverpool.

The property stands prominently onto Ship Street a short distance from the A56 High Street and are only a short walk from the heart of the Village.

A location plan is provided below:



Description

The premises comprise a former police station with a forecourt, parking area to one side and rear access (which could accommodate further car parking) on a site of approximately 0.25 acres.

The premises are constructed of brick under a flat roof and were purpose built for the intended use.

Potential Alternate Uses

Subject to receiving the necessary planning consents the premises may be suitable for the following uses:

- Residential
- Offices including financial and professional services.
- Retail
- Café/Restaurant
- Medical Services

All interested parties are advised to make their own planning enquiries of the relevant officer at Cheshire West and Chester Council.

Business Rates

Rateable Value 2018/19: £9,300

Rates Payable 2018/19: £4,585

For qualifying businesses ‘Small Business Rate Relief’ will be available – further details are available upon request.

Please note that Parties are advised to satisfy themselves in respect of the information provided.

accommodation

The premises are divided internally into various offices/interview rooms together with Male/Female toilet facilities – plans are available upon request. The gross external area of the building is approximately 3,100 sq.ft. and the site area is 0.25 acres (approximately).

Asbestos Register

A copy of the asbestos survey dated 14th March 2018 is available upon request.



Terms

The premises are being offered for sale freehold.

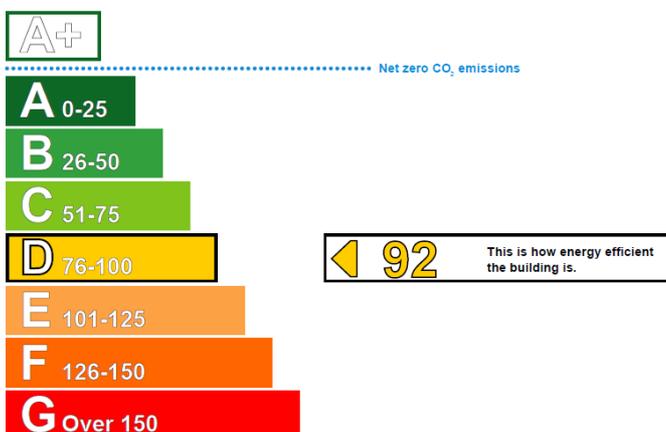
Offers may be made by e-mail or via post, but must be addressed to the 'Police and Crime Commissioner'.

All offers must be supported with evidence of how the purchase would be financed and set out 'all' conditions that are allied to the proposal.

It should be noted that the Client is not bound to accept the highest nor in fact any offer received.

Energy Performance Certificate

The property has a 'D' rating, 92.



VAT /Costs

VAT is NOT applicable. Parties shall bear their own costs in relation to this sale.

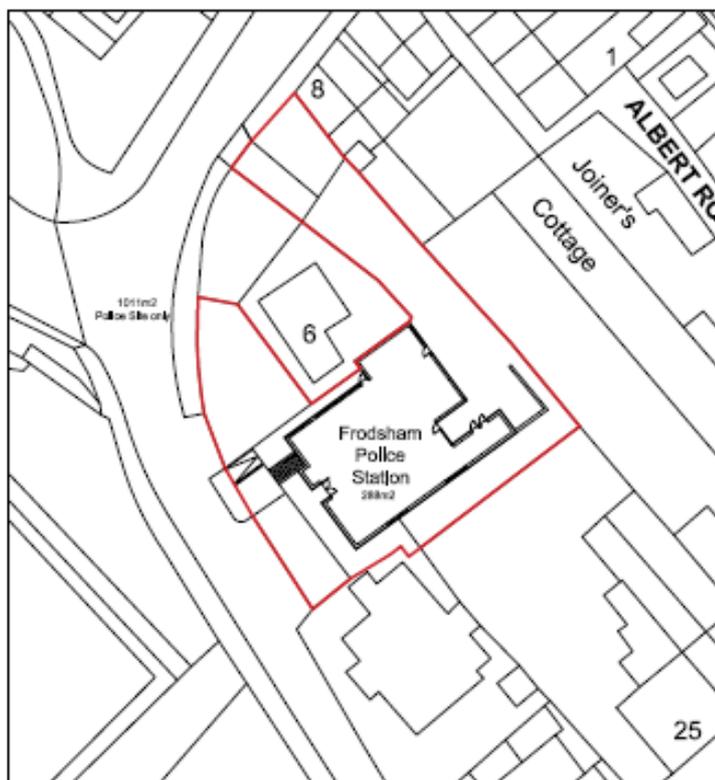
Viewing.

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

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

Site and Title Plan (reference purposes only)

The approximate boundaries are shown edged red on the plan below – parties are advised that there is a shared right of access between numbers 6 and 8 Ship Street for the benefit of number 6, details of which can be provided upon request.



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