MORGAN WILLIAMS.

Investment, Retail

FOR SALE

103 & 103A Main Street, Frodsham, WA6 7AB

Parade of 2 Freehold Retail Investments

UNEXPECTEDLY BACK ON THE MARKET

Summary

Tenure	For Sale
Available Size	2,368 sq ft / 219.99 sq m
Price	Offers in excess of £265,000
Business Rates	Upon Enquiry
EPC Rating	E (110)

Key Points

- Main Road Town Centre Location
- Attractive Building
- 2 no. Individual Tenancies
- Majority Let to Coral Racing Limited
- Roadside Parking

Location

Frodsham is a vibrant market town situated 11 miles north east of Chester City Centre and 16 miles south of Liverpool close to the M56 motorway.

The investment occupies a prominent position on the A56 Main Street, the major thoroughfare through the town and is close to the railway station which links to all surrounding areas.

Description

The Grade II listed building comprises 2 individual shops arranged over basement, ground, first and second floors with Coral Racing occupying the majority of the upper floor accommodation.

The property is brick built under a pitch slate roof and has been partly extended at the rear in parts. Roadside parking is immediately available at the front with ample parking provision at the rear and around the town.

Accommodation

Name	sq ft	sq m
Unit - 103 Main Street	2,167	201.32
Unit - 103A Main Street	201	18.67
Total	**2,368**	**219.99**

Tenancy Information

103 Main Street - A new continuation 5 year FR&I lease with tenants only break in year 3, has been agreed with Coral at a rent of £17,000 per annum.

103a Main Street - An individual let on a 5 year lease from 12/11/2025 at £8,500 per annum. The Lease is outside the Landlord & Tenant Act 1954.

Total rental income: £25,500 per annum.

Asking Price

We are instructed to seek offers in excess of £265,000 for the sale of the freehold interest of the property, which will show a purchaser an attractive gross initial yield of approximately 9.62% after usual purchasers costs.

VAT

We are advised that VAT is not applicable to the property.

Services

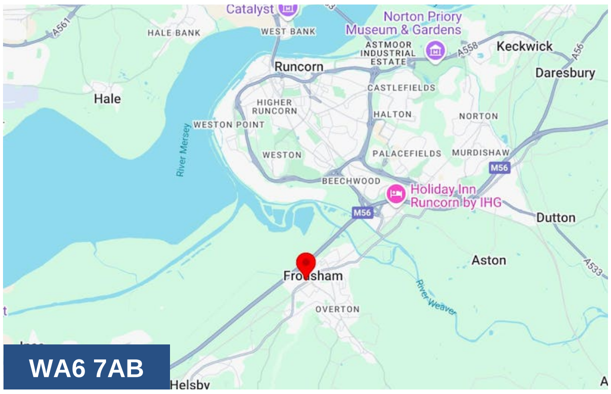
Mains electricity, gas, water and drainage are connected.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.



Viewing & Further Information

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