

# for sale

Parade of 3 Freehold Retail Investments



101, 103 & 103A  
Main Street  
Frodsham  
WA6 7AB

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

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**01925 414909**

## 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 3 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

Net Internal Area

|                        |                            |                             |
|------------------------|----------------------------|-----------------------------|
| <u>101 Main Street</u> |                            |                             |
| Ground:                | 66.6 m <sup>2</sup>        | 717 ft <sup>2</sup>         |
| First:                 | 43.9 m <sup>2</sup>        | 473 ft <sup>2</sup>         |
| Second:                | 41.7 m <sup>2</sup>        | 449 ft <sup>2</sup>         |
|                        | <b>152.2 M<sup>2</sup></b> | <b>1,639 FT<sup>2</sup></b> |
| <u>103 Main Street</u> |                            |                             |
| Ground:                | 71.2 m <sup>2</sup>        | 766 ft <sup>2</sup>         |
| First:                 | 66.9 m <sup>2</sup>        | 720 ft <sup>2</sup>         |
| Second:                | 63.3 m <sup>2</sup>        | 681 ft <sup>2</sup>         |
|                        | <b>201.4 M<sup>2</sup></b> | <b>2,167 FT<sup>2</sup></b> |
| 103A Main Street       | <b>18.69 M<sup>2</sup></b> | <b>201 FT<sup>2</sup></b>   |
| <b>TOTAL</b>           | <b>368 M<sup>2</sup></b>   | <b>4,007 FT<sup>2</sup></b> |

## Services

Mains electricity, gas, water and drainage are connected.

## Tenancy Information

101 Main Street - An individual let on a 9 year lease from 22/06/2016 at £14,000 per annum, subject to a schedule of condition.

103 Main Street – Coral Racing Limited on a 10 year lease from 24/06/2016 at £20,000 per annum, subject to a schedule of condition.

103a Main Street – An individual let on a 5 year lease from 12/11/2020 at £8,500 per annum.

Total rental income: £42,500 per annum.

## Asking Price

We are instructed to seek offers in excess of £425,000 for the sale of the freehold interest in the property, which will show a purchaser an attractive net initial yield of 9.6% after usual purchasers costs.

## Tenure

Freehold.

## VAT

We are advised that VAT is not applicable.

## 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.

## Contact

Ian Scott (Email: [iscott@morganwilliams.com](mailto:iscott@morganwilliams.com))

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

For details of other properties, our website address is [www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band - Available on Request**

### E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

101



103



E&OE

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