



**GASCOIGNE
HALMAN**

80/80A CHURCH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



80/80A CHURCH STREET, FRODSHAM

Offers Over £350,000

A prominent mixed use retail/residential property offering exciting opportunities for small business operators, professional service providers and possible development potential to full residential use.

The previous well known business has traded successfully for many decades. Due to the owners retirement, the property is now being offered for sale as a vacant mixed use opportunity. It is likely that the new owners will be cash buyers or be able to secure commercial finance due to the nature of the property.





Over the years, the building has been adapted and altered to suit the needs of the previous business but the design and layout could be varied to suit other needs.

It may be possible to develop the property to full residential use or any other use, subject to the relevant planning permission and building regulation approval being obtained.

The ground and first floor retail areas, (80 Church Street) provide excellent showroom areas with supporting storage, welfare and ancillary rooms. The upper level (80a Church Street) is currently arranged as a self contained apartment. This is spacious home with living room, double bedroom, kitchen and bathroom.

There is a substantial double garage with upper storage level located to the rear of the building. Separate access and parking is available via Martin Road.

TERMS OF SALE, TENURE AND RATES/COUNCIL TAX

The property being sold comprises three separate titles and is to be sold as one simultaneous transaction.

Part of the property is Leasehold for the residue of a 999 year lease from 1904. A nominal ground rent is payable but hasn't been collected for many decades.

80 Church Street - The retail sales area covering the ground and first floor areas (123 sq m) has a current business rate valuation of £8700. New owners will need to establish whether they will qualify for small business rate relief.

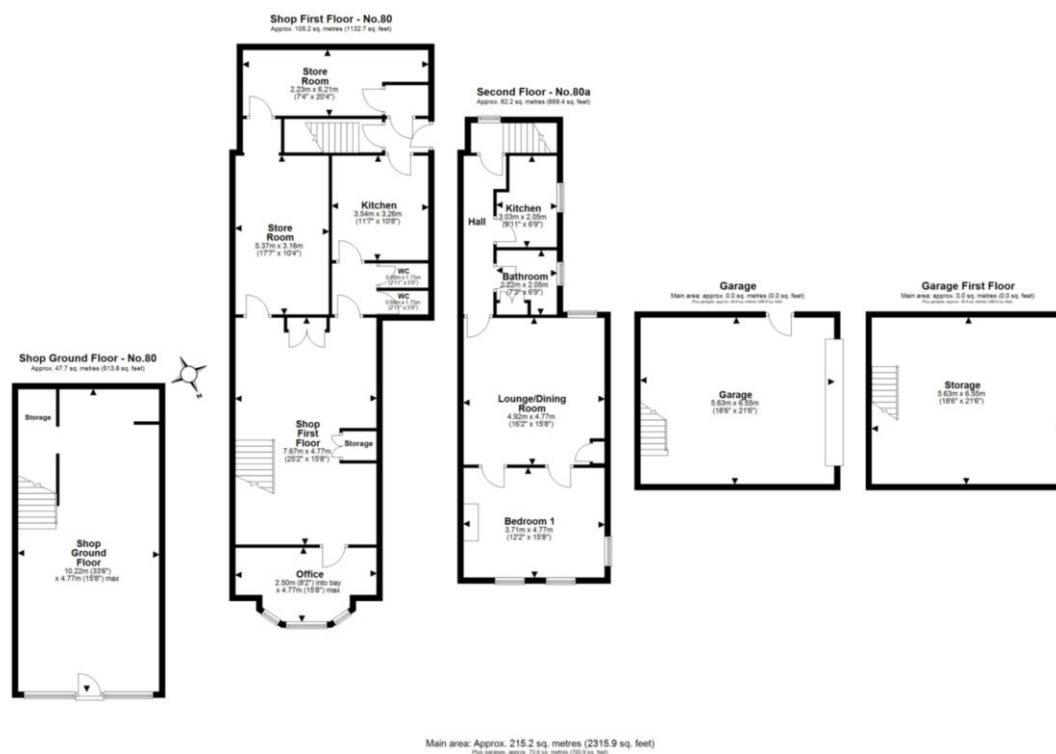
80a Church Street - The self contained apartment has a current council tax band of A. Local Authority: Cheshire West and Chester.

LOCATION

The property is situated on the edge of the main Church Street retail area, close to Eddisbury Square precinct with retailers including Sainsbury's, The Original Factory Store and Rightway DIY. The town is thriving with retails units of this size rarely becoming available. The position is convenient for access to road, rail and motorway networks and many parts of the North West. Chester, Warrington, Liverpool and Manchester are all within travelling distance.

EPC RATING

Awaited.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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