



**GASCOIGNE
HALMAN**

20 HIGH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



20 HIGH STREET, FRODSHAM

Offers Over £200,000

A vacant freehold commercial property set within Frodsham's historic High Street Conservation Area, adjacent to the town centre. The property offers potential for a range of uses including possible conversion to residential use, subject to planning being obtained.

The building has been used for many years as a solicitors office with a prominent High Street frontage. The forecourt to the front has been used for parking although this area is not within the current registered title/ownership.

The property offers a combination of rooms, arranged over two floors, extending to over 1440 sq ft (134 sq m).



DESCRIPTION

The property could be configured and adapted to suit a range of businesses as well as conversion to residential use. Potential buyers will need to make their own enquiries with the local planning authority in relation to any change of use or planning permission requirements.

LOCATION

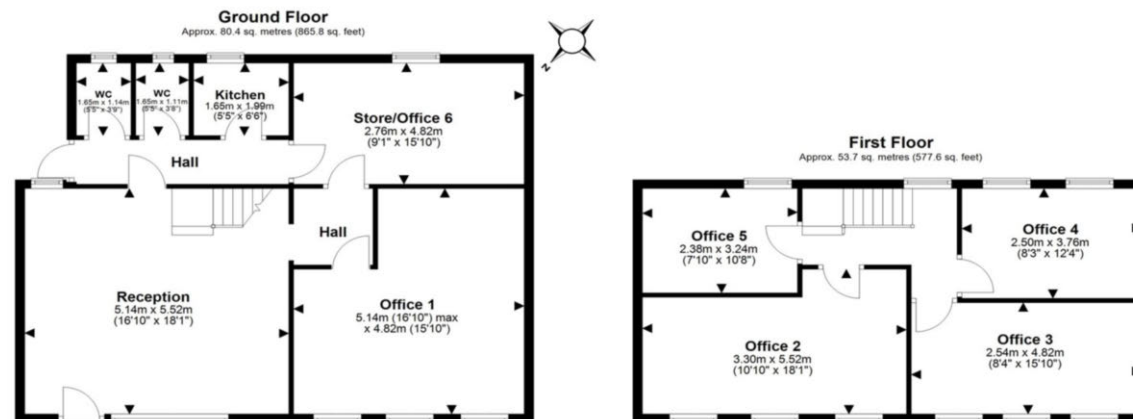
Frodsham is a thriving market town and was recently identified as one of the most in demand locations in the UK. The town offers a great selection of independent and national retail outlets, artisan food shops and a range of fashionable cafe's restaurants and bars. Open countryside is on the doorstep with walking in nearby Castle Park, Frodsham Hill, Hob Hey Wood, The Weaver Valley and The Sandstone Trail. Delamere Forest is ten minutes away by car and there are excellent recreational facilities in the area. There are popular schools for children of all age groups in the area including St Lukes Primary School, Manor House, . The road, rail and motorway networks allow daily commuter access to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE AND BUSINESS RATES

The property is Freehold. The current rateable value for Business Rates is £11,000 (21/22). Business rates payable are £5489 (21/22). Qualifying companies will be eligible for small business rate relief. Interested parties should verify this with the Local Rating Authority.

EPC RATING

Current D



Total area: approx. 134.1 sq. metres (1443.4 sq. feet)

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