



**GASCOIGNE
HALMAN**

HIGH STREET, FRODSHAM

THE AREAS LEADING ESTATE AGENT



HIGH STREET, FRODSHAM

£465,000

An iconic landmark Victorian property prominently and proudly positioned on Frodsham's historic High Street, offering substantial, newly refurbished high quality commercial accommodation with planning consent for conversion to residential use. Viewing is strongly recommended to appreciate this fine building and the huge potential it offers.

This handsome Victorian property is well known locally due to it's long history serving the community as the former Rock Surgery Medical Practice. Following it's relocation in 2011, the building was acquired and has been professionally updated.

The property remains commercial by classification with consent approved in 2022 for conversion to residential - (22/04710/FUL). Extensive refurbishment works have completed but planning conditions related to the conversion for residential use have not been carried out.

As shown by the floorplan, the accommodation is of excellent proportions and extends in total to over 2300 square feet (217 sq m). Large and adaptable rooms on both floors offer potential for a variety of commercial or residential purposes, subject to discharge of the planning conditions.

The large loft is boarded with planning approved for the addition of roof lights allowing potential to create additional space.

The long list of improvements completed includes all new double glazed windows and doors, electrical re-wire, new gas fired heating boiler and plumbing, new flooring and complete redecoration. Insulation levels have been improved resulting in an EPC rating of B.

External landscaping has been completed creating a courtyard and extensive parking is available to the rear.



LOCATION

The property enjoys an elevated position, set back from High Street. Despite it's prominence, once inside, there is a feeling of privacy. It benefits from a remarkably convenient setting, just a short walk from the town centre. Frodsham is a thriving market town and was recently identified as one of the most in demand locations in the UK. It offers a great selection of independent and national retails outlets, artisan food shops and a range of fashionable cafe's restaurants and bars. An historic street market is held each Thursday and an artisan producers market is held monthly. 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. The road, rail and motorway provide links to many parts of the North West. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool and Manchester.

TENURE

The property is leasehold for the residue of a 999 year term from March 1870. Ground rent is £10 per year.

BUSINESS RATES/COUNCIL TAX

We have identified o the VOA website that the property has the following valuation for rating purposes:

Rateable Value: £16,000 (2026/27)

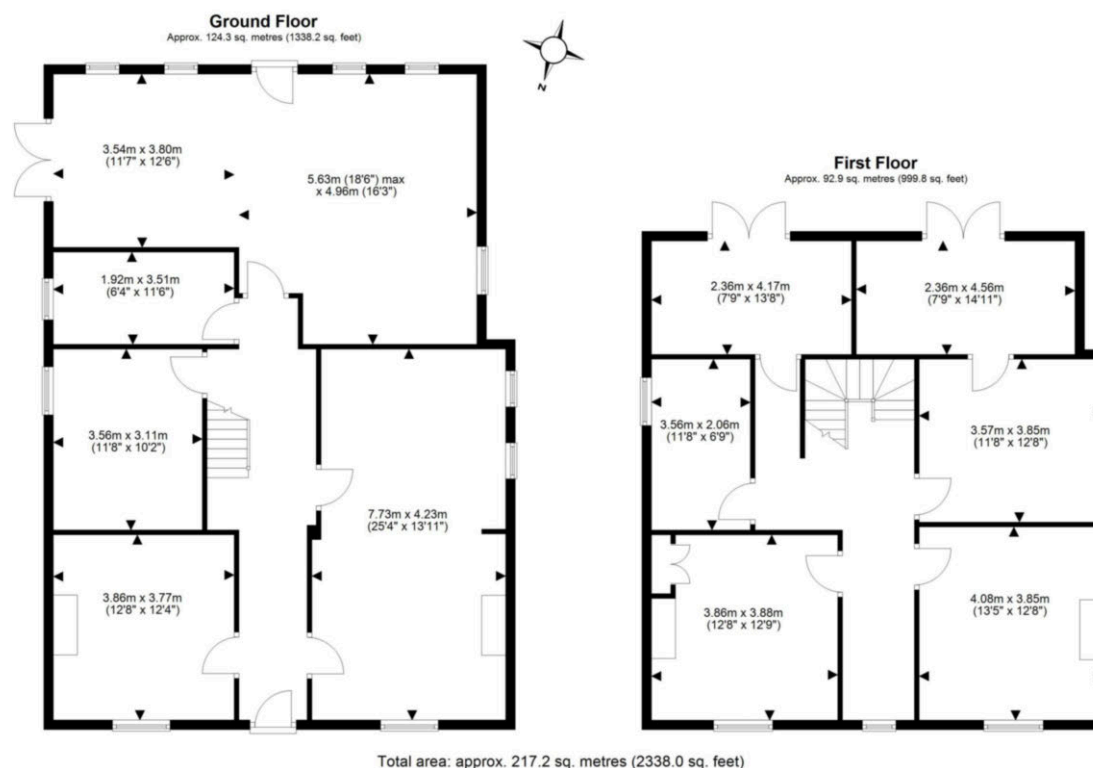
Rates Payable: £6861 (2025/26)

Qualifying companies may be eligible for small business rate relief providing 100% relief from business rates. Interested parties are advised to verify this information via the local rating authority.

The property will be reassessed for Council Tax once conversion to residential use is completed.

EPC RATING

Current B



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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