

Ground Floor



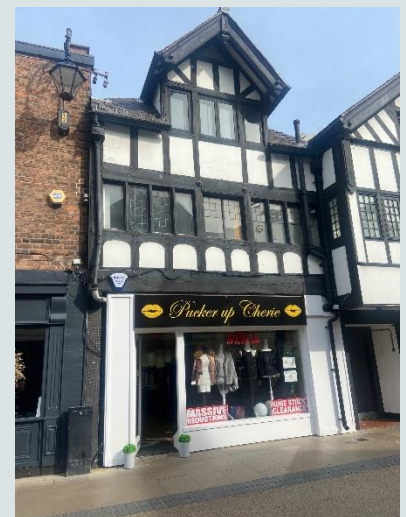
Upper Floor

TO LET

RETAIL UNIT

22 Frodsham Street, Chester CH1 3JL

- RETAIL UNIT TO LET IN CITY CENTRE LOCATION CLOSE TO THE MAIN CHESTER BUS STATION.
- FRODSHAM STREET IS A BUSY SECONDARY SHOPPING STREET OFF FOREGATE STREET, ONE OF THE MAIN RETAIL STREETS IN CHESTER.
- NEIGHBOURING OCCUPIERS INCLUDE TONI & GUY, GREGGS AND CARD FACTORY.
- WELL LOCATED FOR ALL MAIN PUBLIC TRANSPORT LINKS AND CAR PARKS.



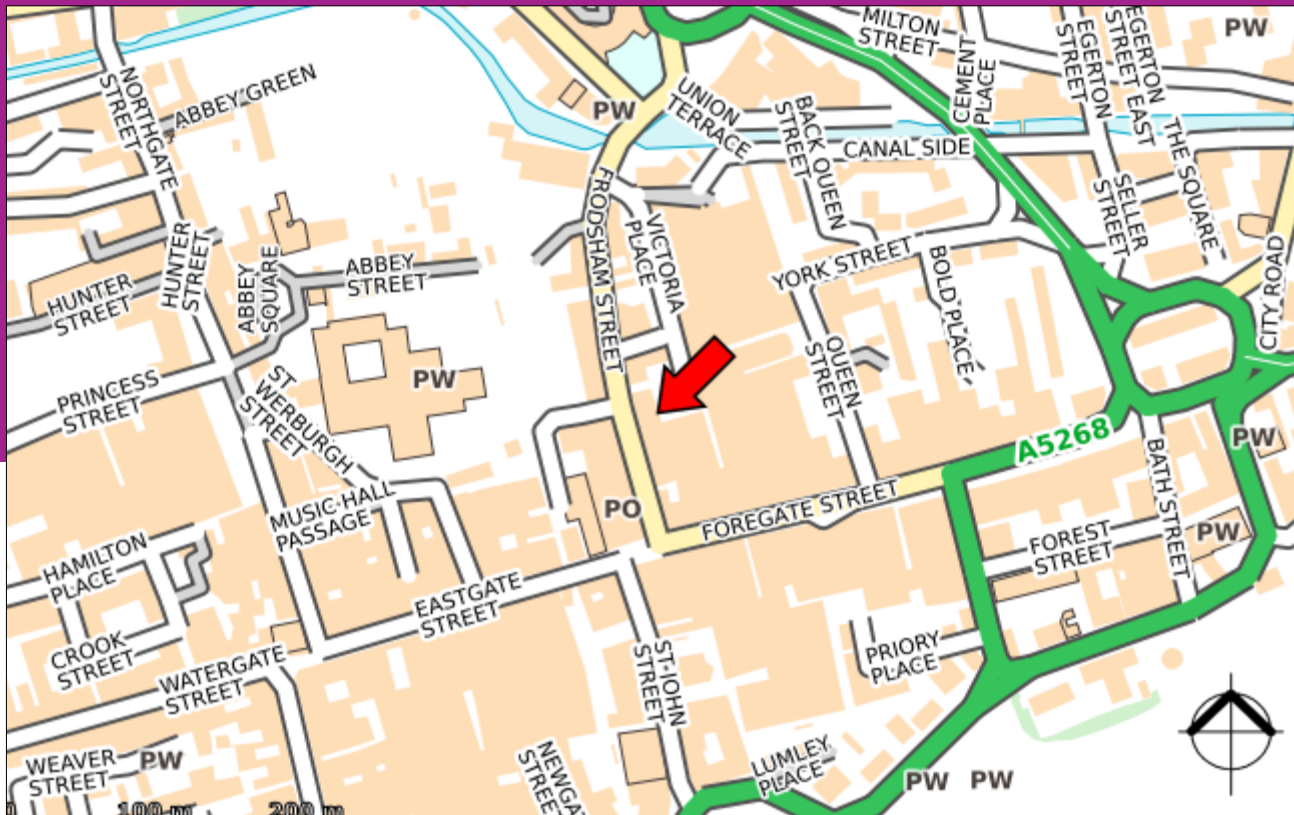
**mason
owen...**

property consultants

Call now 0151 242 3000

www.masonowen.com

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Areas

Ground Floor	745 sq.ft. (69.21 sq.m.)
First Floor	572 sq.ft. (53.14 sq.m.)
Second Floor	666 sq.ft. (61.87 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £30,250

EPC

E101

Legal Costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Peter Burke

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