



TO LET

RETAIL LEISURE OPPORTUNITY

15-23 Frodsham Street, Chester CH1 3JJ

**mason
owen...**

property consultants

0151 242 3000

www.masonowen.com

- Units between 400 – 3,650 sq ft
- Class E Planning Consent
- Located on a new pedestrian priority street
- Car parking close by
- Prominent corner location between primary Foregate Street and the new Bus interchange
- Close to Marks and Spencer, Tesco Superstore and the Cathedral
- Frodsham Street is now a pedestrian priority street, linking the City's new bus interchange to the rest of the city centre

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Location

The premises are situated in the centre of this historic Cathedral City occupying a very prominent corner location between Marks and Spencer and Tesco Super Store and forms an immediate extension to shops currently occupied by national multiples including Greggs, CEX, Boots Opticians, Poundland and Halifax Bank. It is also visible from primary Foregate Street.

Frodsham Street is now a pedestrian priority street anchored by a new £10m Bus Interchange at its head. This attracts 90 buses per hour which has substantially improved footfall along Frodsham Street.

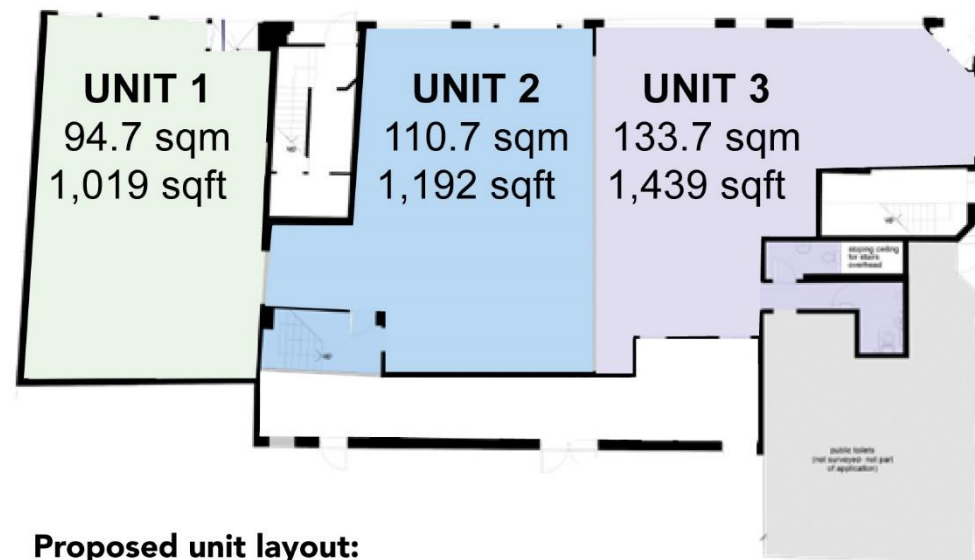
In addition, there is a public car park immediately to the rear which provides 40 evening spaces, ideal for A3 users and the premises are also directly opposite Tesco which provides a further 550 car parking spaces.

Chester continues to serve as a main retailing centre for affluent Cheshire, Wirral and North Wales with excellent vehicular links creating a primary catchment area of circa 800,000. It also continues to be one of the top tourist destinations in the UK with 8M visitors a year and a tourist spend of £800m pa.

Description

This property is arranged on ground and two upper floors and is currently undergoing extensive refurbishment. The refurbished space at ground floor will provide a substantially improved retail frontage of 110 ft (339.22m) with the potential of additional space at first floor if required. The premises already benefits from A1 and A3 planning consent.

FRODSHAM STREET



Proposed unit layout:

UNIT	SQ FT	SQ M
Unit 1	1,019	94.7
Unit 2	1,192	110.7
Unit 3	1,439	133.7

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Tenure

Available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

On Application.

Rates

To be assessed.

EPC

To be obtained post refurbishment.

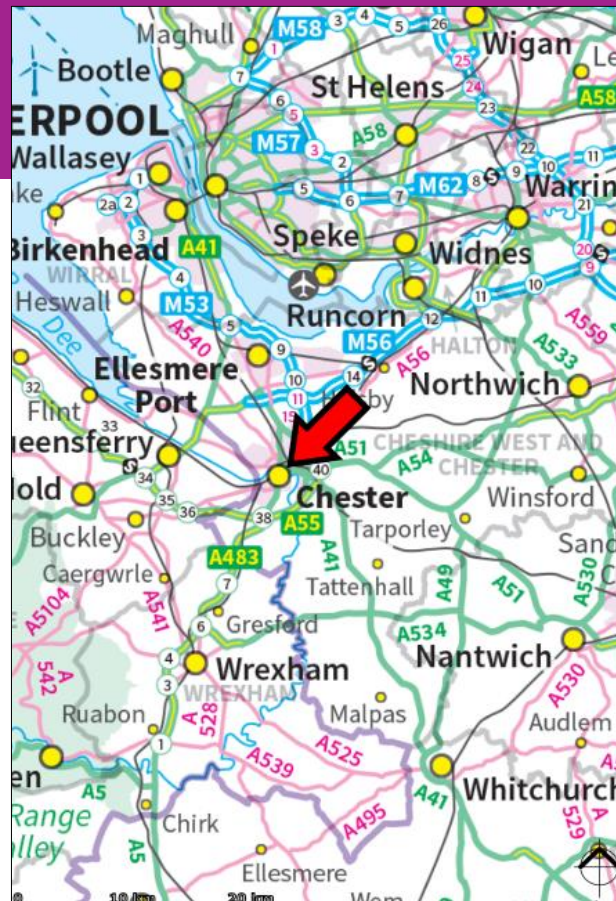
Legal costs

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



Viewing

Strictly through the agent:

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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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