

• **FORMER ATS GARAGE – SUITABLE FOR A RANGE OF USES***
*Subject to planning consent

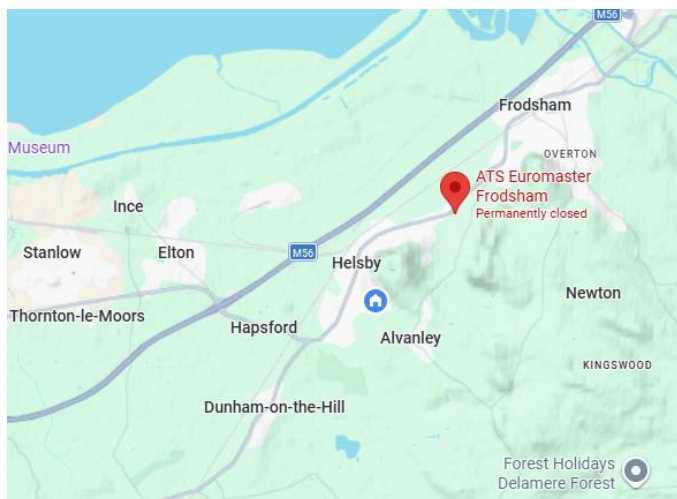


PROMINENT ROADSIDE LOCATION (A56)
CHESTER ROAD, FRODSHAM, WA6 6XR
AVAILABLE SOON

TO LET

Location

Frodsham is a thriving Cheshire Market Town located some 3 miles south of Runcorn, 8 miles southwest of Warrington and 10 miles east of Chester. Allied to its excellent communication links to the M56 Motorway (via Junction 12) and also its local rail services to a host of nearby towns including Chester, Liverpool, Manchester and Warrington, it has grown into an affluent commuter base for its resident population of approximately 9,000 inhabitants.



A location plan is shown above for ease of reference courtesy of Google maps.

The property is situated broadly in between Frodsham and the village of Helsby adjacent to a highly successful Day Nursery whilst close to Helsby High School and facing onto the busy A56 which connects the resident population with both junction 12 and 14 of the M56 Motorway.

Description

The premises comprise a detached light industrial unit which has formerly traded as a mechanical workshop and tyre fitters (ATS). Internally there is a small customer reception as well as toilets and a staff canteen area. To the rear there is an open area of ground that can be used for further storage. The premises benefit from 4 customer car parking spaces to the front of the property.

Accommodation

The ground floor has been measured by the letting agent in accordance with the requirements of the RICS on a Gross Internal Area (GIA) basis as follows:

Ground Floor	Sq M's	Sq Ft
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Area	377.70	4,065
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Business Rates/Council Tax

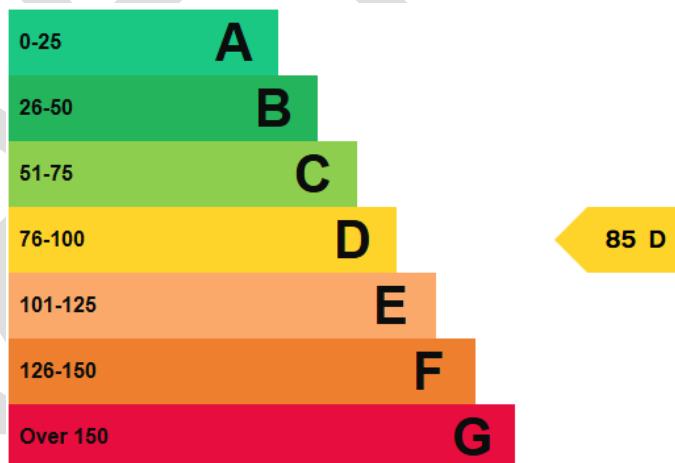
We understand the following assessment applies to the ground floor shop:

Brooklyn Garage: Rateable Value (2026/27): £21,500
Brooklyn Garage: Rates Payable (2026/27): £9,288

(Interested Parties are advised to verify this information via the Local Rating Authority).

Energy Performance Certificates (EPC)

An EPC has been completed which gives the premises a 'D' rating:



VAT

We are informed that VAT is not presently chargeable on the rent. This could change in the future.

Quoting Rent and Costs

We are quoting a rent of £32,500 per annum exclusive of all normal occupational costs including utilities. Building insurance is re-charged by the Landlord on an annual basis.

A new 10-year lease is available.

Each party will be responsible for their own professional and legal costs relating to this transaction.

Money Laundering Regulations

We are obliged to verify the identity of the proposed tenant once a letting has been agreed prior to the instruction of solicitors. A letter will be sent to the proposed tenant once terms have been agreed.

Viewing

To arrange a viewing please call **Eddy Cottrell** on **01928 733333** or via eddy@cottrellcommercial.co.uk
Cottrell Commercial Ltd is a firm Regulated by RICS

MISREPRESENTATION ACT.

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Internal Pictures

