

RETAIL / LEISURE OPPORTUNITY

15 - 23 FRODSHAM STREET, CHESTER, CH1 3JJ



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THE PROPERTY



- Units between 400 - 3650 sq ft with A1 and A3 planning consent.
- Located on a new pedestrian priority street.

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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 Superstore 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.

- **Prominent corner location between primary Foregate St and the new Bus Interchange.**
- **Close to Marks and Spencer, Tesco Superstore and the Cathedral.**

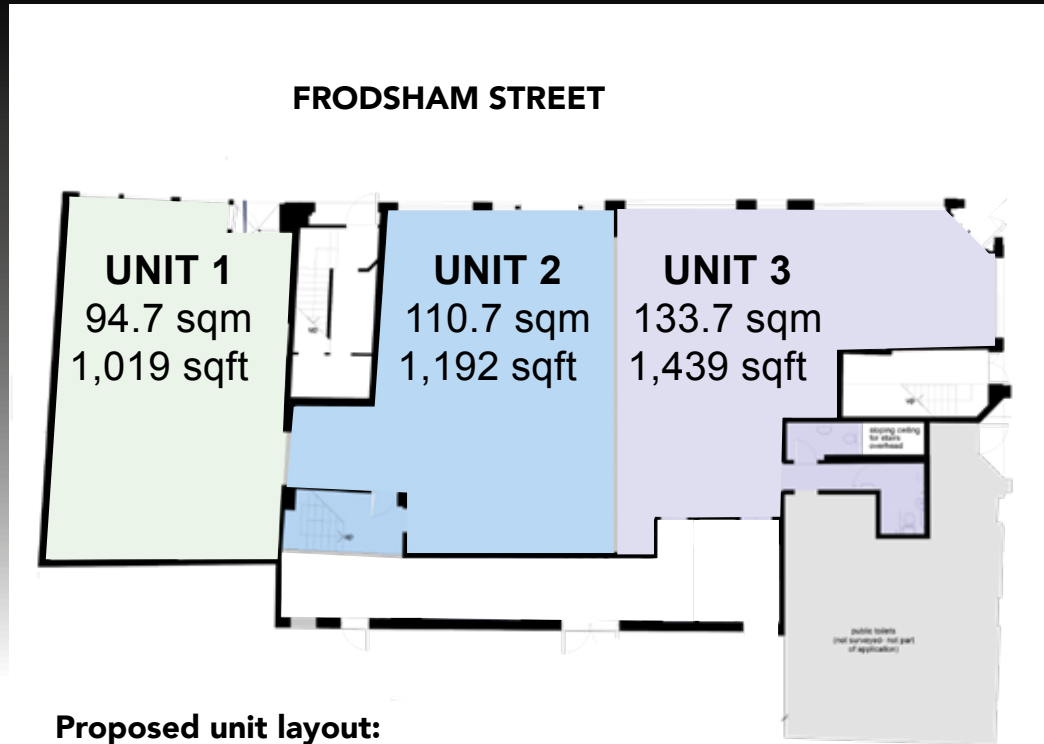


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DESCRIPTION

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 (339.22 m) with the potential of additional space at first floor if required. The premises already benefits from A1 and A3 planning consent.



Proposed unit layout:

Unit 1 – 1,019 sq ft - (94.7sq m)

Unit 2 – 1,192 sq ft - (110.7sq m)

Unit 3 – 1,439 sq ft - (133.7sq m)

Other unit layout available subject to planning.



- **Frodsham Street is now a pedestrian priority street, linking the City's new bus interchange to the rest of the City Centre.**
- **Car parking close by.**

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TENURE

A new lease for a term to be agreed.

RENT

Indicative rents for the given unit sizes.

Unit 1 £45,000 pa

Unit 2 £55,000 pa

Unit 3 £72,000 pa

RATES

To be assessed.

EPC

To be obtained post refurbishment.

COSTS

1. The ingoing party is to be responsible for their own legal costs incurred in this transaction.

2. All figures quoted are exclusive of VAT where applicable.

VIEWING

Appointments to view should be made strictly by appointment through Metis Real Estate Advisors or Bolton Birch.



Metis

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