

TOTAL DEVELOPMENT

32,966 SQ.FT
(3,063 sq.m)

- Retail unit
- Attractive Cheshire market town
- Free on-site parking

TO LET



EDDISBURY SQUARE

SHOPPING CENTRE

Frodsham, Cheshire
WA6 6QS



LCP.
part of MCore

01384
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Tenants include:

Sainsbury's Local

the original factory shop[®]

Opticians

SUBWAY

Card Factory

Oxfam

brew+tucker

TO LET



EDDISBURY SQUARE SHOPPING CENTRE

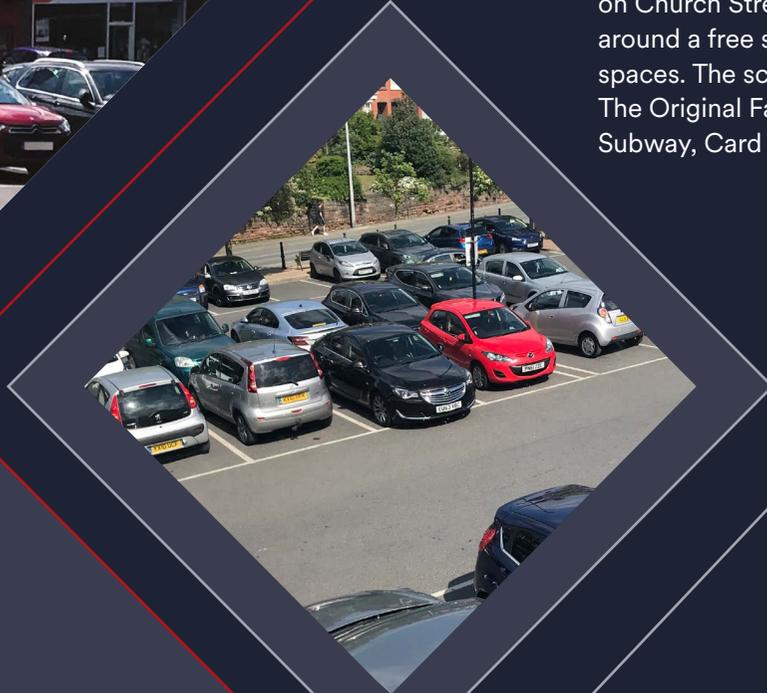
Frodsham, Cheshire
WA6 6QS



Description

Frodsham is an attractive and affluent Cheshire market town approximately 3 miles south of Runcorn, 8 miles south west of Warrington and 10 miles east of Chester.

Eddisbury Square is situated in a prominent position on Church Street & provides modern retail space built around a free shopper car park with in excess of 50 spaces. The scheme is anchored by Sainsburys and The Original Factory Shop with other tenants including Subway, Card Factory and Boots Opticians.



FREE

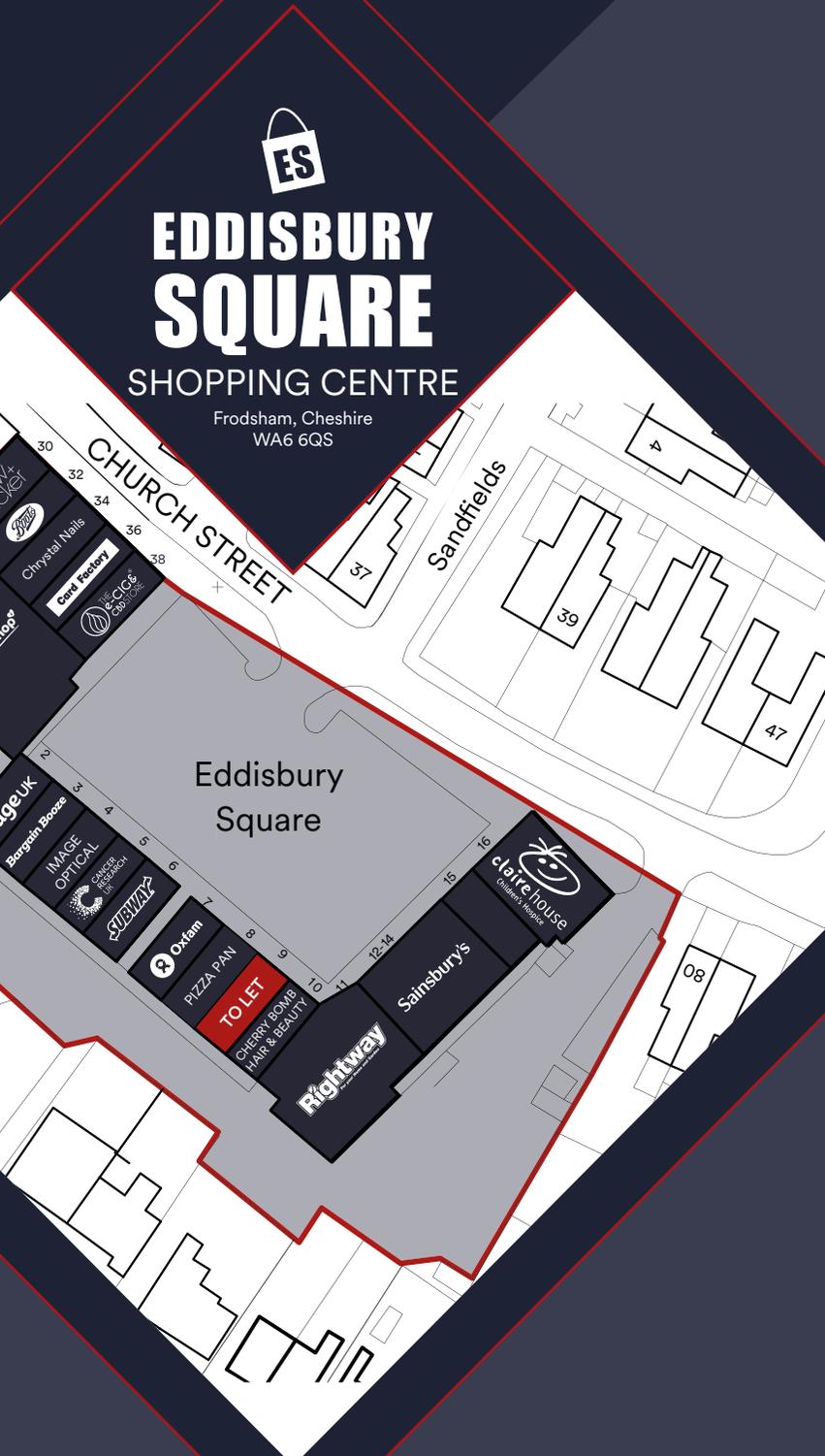
On-site parking

NOW AVAILABLE

Unit 9 Eddisbury Square	sq.ft	sq.m
Ground Floor	801	74.4
Rent	£25,000 pa exclusive of rates, VAT & service charge	
Service Charge	£1,861	
Rateable Value	£13,750	
Rates Payable	£6,986 pa	

Business Rates

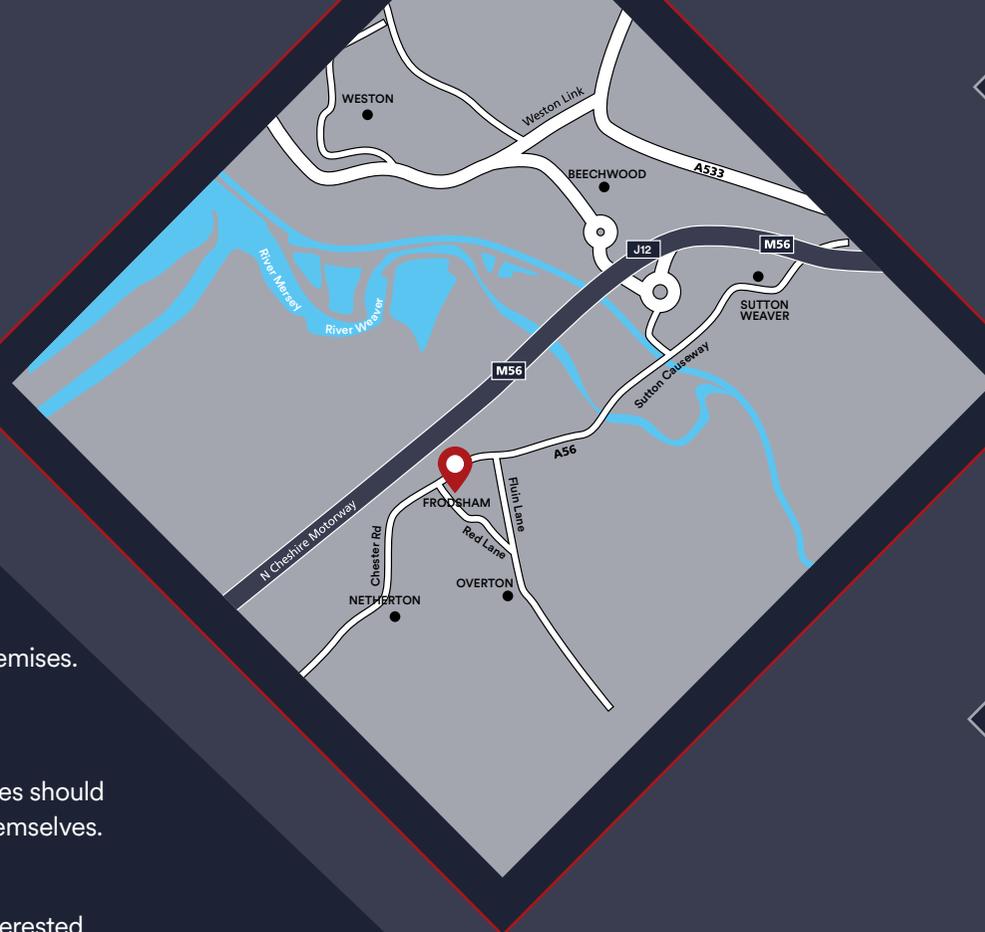
Interested parties should verify the Rateable Value, the availability of relief and the actual rates payable with the business rates department of the Local Authority. Information on business rates and rates relief can also be found at www.voa.gov.uk





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Service Charge & Insurance

A service charge is payable and the landlord insures the premises. The insurance premium is recovered from the tenants.

Services

Mains electricity and water are connected. Interested parties should verify this and the availability of other mains services for themselves.

Planning

The premises benefit from Class E planning permission. Interested parties should satisfy themselves that the premises have planning consent for their proposed use.

Energy Performance Certificate

Details available on request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



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*Potential occupiers to make own enquiries to clarify accuracy of data.