

# CHESTER

**30 FRODSHAM STREET**

## INVESTMENT FOR SALE

### LET TO A PLAN HOLDINGS

#### Location

Chester is a strong regional shopping centre with a catchment population of approximately 70,000 people. The city is 42 miles to the south west of Manchester and 26 miles south of Liverpool.

The subject property is situated on Frodsham Street, a popular secondary retailing street anchored by **Tesco**. Other retailers in the near vicinity include **BrightHouse, William Hill, Oxfam, Greggs, CEX British Heart Foundation** and **Poundland**.

#### Description/Accommodation

A new purpose built retail unit providing ground and first floor accommodation with the potential for an additional second floor, benefitting from Class A1, A2 and A3 planning consent having the following approximate floor areas and dimensions:-

Internal Width	7.46 m	25' 5"
Shop Depth	15.08 m	59' 6"
Ground Floor Sales	106.6 sq m	1,147 sq ft
First Floor	97.4 sq m	1,049 sq ft

#### EPC

A17

#### Tenure

The property is held freehold.

#### VAT

The property is registered for VAT.



#### Price

**£630,000** (equating to a Net Initial Yield of 6% after deducting the usual Purchasers Costs of 5.8%).

#### Tenancy

The building is let to A Plan Holdings by way of a new 10 year lease from 22 June 2015 at a rent of £40,000 per annum exclusive. The passing rent equates to £48.80za. There is currently a rent free period in place with rent becoming payable 22 March 2016.

#### Covenant

A Plan Holdings (Company No. 00750484) is a nationwide chain of insurance brokers trading from over 70 branches ([www.aplan.co.uk](http://www.aplan.co.uk)). For the year ending February 2014, the company had a Gross Turnover of £61.4m and Pre-tax profit of £21.9m. The company has a Dun & Bradstreet rating of 3A 1 and Risk Indicator 1 (minimum risk).

#### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

#### Further information

For further information please contact Dan Oliver on 0151 236 2485 or [dan@emanueloliver.com](mailto:dan@emanueloliver.com)



Chester



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.