

FOR SALE

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

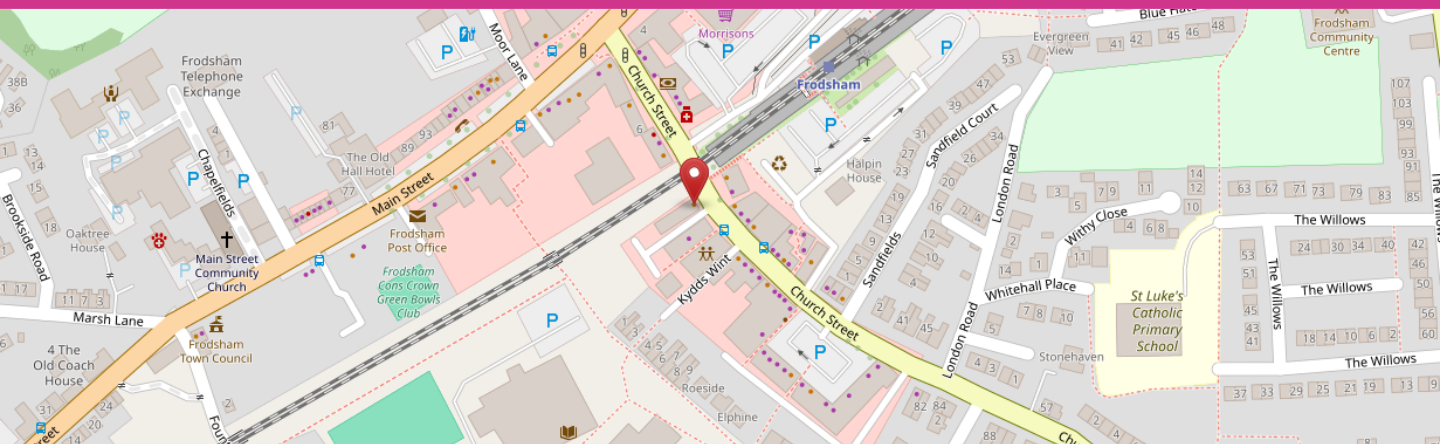
HIGH STREET PROPERTY WITH CAR PARK
493.2 SQ M (5,307 SQ FT)



16-18 Church Street
Frodsham
WA6 6QL

Offers Over
£600,000

- Prominently positioned in the heart of Frodsham
- Two-storey commercial property
- Plot includes substantial car park to the rear
- Development potential
- Freehold to be sold with Vacant Possession
- Offers over £600,000 will be considered



LOCATION

This property is located centrally within Frodsham, a Cheshire market town located 14 miles southeast of Liverpool, 28 miles southwest of Manchester, 11 miles northeast of Chester and 10 miles south of Warrington. The A56, and Chester to Manchester railway line both pass through the town, and the M56 runs to the northwest.

Within Frodsham, the property benefits from a prominent frontage to the B5152 Church Street, opposite Frodsham Railway Station. The town offers a good mix of national and independent retailers, including Morrisons, Sainsbury's Local, Poundland, Boots Opticians, Subway and Card Factory with a local market held every Thursday. Frodsham has a population of approximately 9,300 (at the 2021 Census) and is considered an affluent area.

DESCRIPTION

The subject property comprises a two-storey commercial property, with separately accessed ground and first floor spaces, along with a substantial car park located to the rear.

The ground floor, a former supermarket, is currently occupied by TJ Jones and was formerly occupied by WH Smith. The current tenant will be vacating the property prior to February 2027 meaning the property is being sold with effective Vacant Possession. The first floor provides a separately accessed first floor office space that has been vacant for a number of years.

The property would suit refurbishment, or redevelopment which could incorporate the rear car park to provide a substantial residential, commercial or mixed-use development across the plot.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

DESCRIPTION	SQ M	SQ FT
16 Church St	345.4	3,717
18 Church St	147.8	1,590
TOTAL	493.2	5,307

The total site area is approximately 0.271 hectares (0.670 acres).

SALE PRICE

Offers over £600,000 will be considered.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

TENURE

We understand that the property is held by way of two titles. One being a Freehold title and the other a Long Leasehold Title (999-year lease commencing 27/10/1919).

VAT

We understand that VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that 16 Church Street has a rateable value of £33,750, and 18 Church Street has a rateable value of £11,500 from 1st April 2026.

EPC

16 Church Street: Score – C-63

18 Church Street: Score – D-99

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Contact: Josh Morgan

Email: jmorgan@lambandswift.com

Telephone: 01204 522275

Lamb & Swift Commercial

179 Chorley New Road

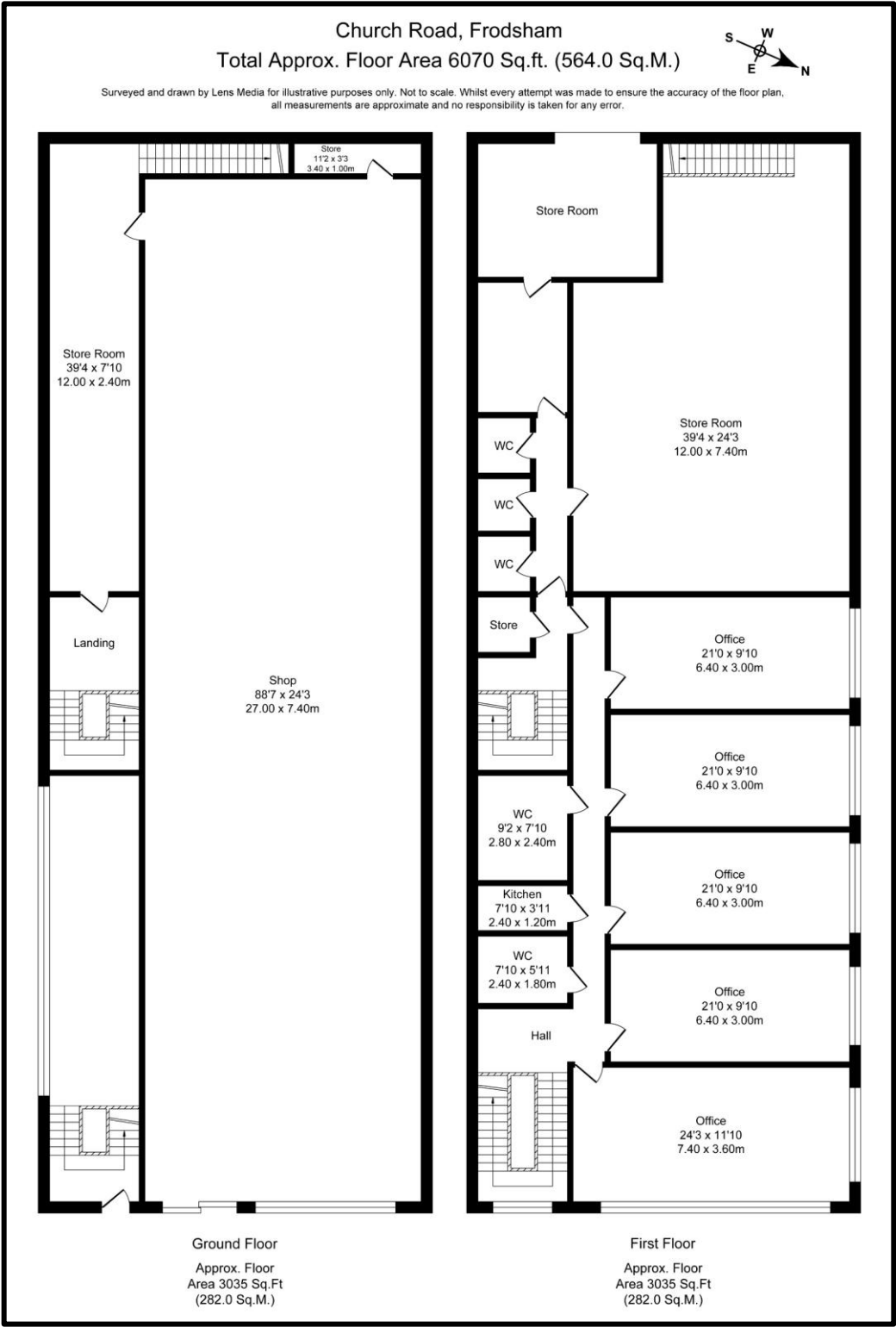
Bolton BL1 4QZ



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

FLOOR PLANS



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