

PROPERTY CONSULTANTS

## CITY CENTRE OFFICE SUITE TO LET 1,973 sq ft with parking

(Opportunity to personalise the office suite, in recognition of which,  
the landlord will grant an extended rent free)



13A FRODSHAM STREET,  
CHESTER, CH1 3JJ

- Opportunity for Tenant Refurbishment to own specification
- Own Front Door Address with 24 Hour Access
- £30,000 pax
- Modern Self-Contained Single Level First Floor Suite
- Largely Open Plan with Boardroom, Office, Kitchen, Stores & WC's
- Car Parking in rear yard by separate agreement



### LOCATION

Frodsham Street is a busy shopping area in the very heart of the City Centre, having excellent footfall due to its close proximity to Tesco, the City Walls and the new Bus Station.

The premises wrap around the corner of the building with windows to both front and side elevations and have their own private ground floor entrance.

### ACCOMMODATION

The property comprises a first floor self-contained office suite. It is accessed via its own front door and internal staircase and is arranged as a large central open plan office, with private office, a front 'Boardroom' office, store rooms, a well appointed kitchen, and separate male and female WC's.

It presents with raised floors, carpets, full suspended ceilings and air conditioning throughout, but is in need of redecorating and recarpeting.

\* Car Parking is available in the rear service yard by separate arrangement at a separate cost \*

Main Office	1,340 sq ft	124 sq m
Boardroom	282 sq ft	26.2 sq m
Meeting Room	125 sq ft	11.6 sq m
Store Room	121 sq ft	11.2 sq m
Kitchen	105 sq ft	9.7 sq m
<b>Totalling</b>	<b>1,973 sq ft</b>	<b>183.3 sq m</b>

### LEASE TERM

The property is available by way of a new Lease for a term to be agreed. The tenants to be directly responsible for Internal Repairs.

### RENT

**£30,000 pax.**

+ Car Parking on a per-space basis.

### RATES

Rateable Value w.e.f. 01/04/26: £23,750 pa

Interested parties should make their own enquiries with the Local Authority ☎ 0300 123 7023.

### SERVICE CHARGE

The Landlord is responsible for all external maintenance which costs are recovered through a service charge. Further details on request.

### BUILDINGS INSURANCE

The Landlord insures the property and recharges the apportioned premium directly to the tenant. Further details on request.

### COSTS

Each party to be responsible for their own legal costs.

### VAT

All prices quoted are exclusive of Value Added Tax.

### EPC

The property has an energy rating of 'B'.

### AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed tenant once a letting has been agreed.

The proposed tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

### VIEWING

Strictly by appointment through the Sole Agents:-



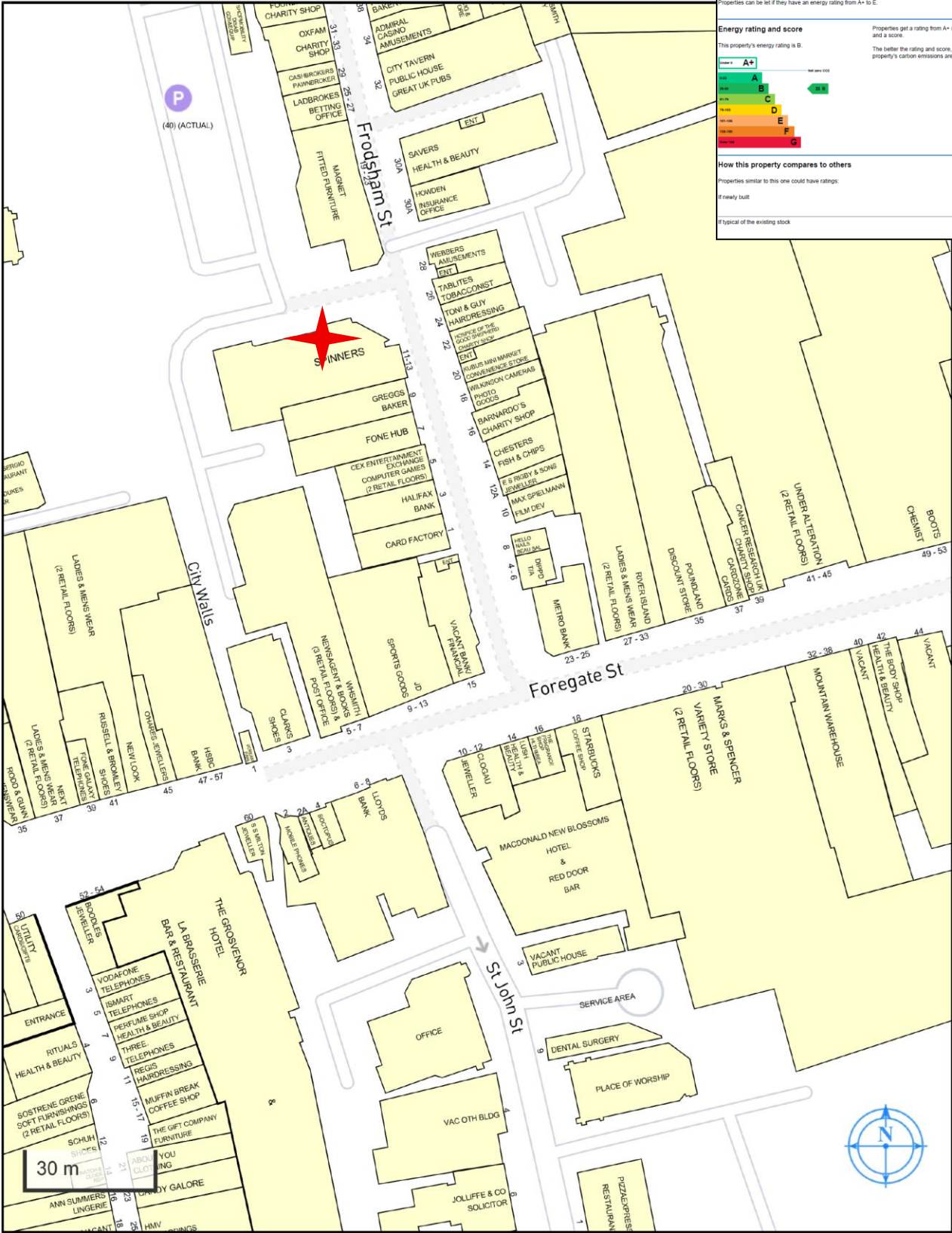
Tim Kenney

☎ 07973 666620

✉ [tim@kenneymoore.co.uk](mailto:tim@kenneymoore.co.uk)

Subject to Contract

17.06.26



Energy performance certificate (EPC)	
FIRST FLOOR 11-13 FRODSHAM STREET SASTON CV11 3JL	Energy rating <b>B</b> Valid until: 28 April 2023 Certificate number: 8015-2000-2200-1478-6472
Property type	Offices and Workshop Businesses
Total floor area	379 square metres
<b>Rules on letting this property</b>	
Properties can be let if they have an energy rating from A+ to E.	
<b>Energy rating and score</b>	
This property's energy rating is B.	
Properties get a rating from A+ (best) to G (worst) and a score.	
The better the rating and score, the lower your property's carbon emissions are likely to be.	
<b>How this property compares to others</b>	
Properties similar to this one could have ratings:	
If newly built	11 A
If typical of the existing stock	43 B



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