

SHOP TO LET

FLINT

26 Church Street

735 sq ft

Awaiting photograph

LOCATION

The premises are situated in the centre of Flint within close proximity to Iceland, Superdrug, Sayers and various other multiple traders. Church Street offers good on street parking.

DESCRIPTION

The property is arranged principally on ground floor with the benefit of good rear loading facilities although upper floor space could also be available if required subject to refurbishment.

The approximate dimensions and areas are as follows;

Int width	4.34m	14/3
Depth	19.59m	64/3
Front sales	35.03m ²	377sq ft
Rear sales	33.32m ²	359sq ft
Total area	68.35m ²	735sq ft
Plus WC		

TERMS

The premises are available on a new full repairing and insuring lease for a term of years to be discussed.

SUBJECT TO CONTRACT

RENT

£13,000 exclusive

RATES

It is understood from the Valuation Office Agency that the property is assessed as follows;

RV £10,500

LEGAL COSTS

The ingoing party will be responsible for the landlords reasonable legal costs incurred in the granting and preparation of the new lease.

SERVICE CHARGE

A service charge will be sought for coverage of the landlords apportioned running costs and insurance of the premises.

VIEWING / INSPECTION

Strictly by appointment with the retained agents Bolton Birch. Please contact Richard Bolton

Tel : 01244 311681

Fax : 01244 344090

Email : richard@boltonbirch.com

Or joint agents

Wild Commercial Property

Tel : 01244321555

Details Dated : 08 / 07 / 2009

Ref: RWB



