

SHOP TO LET

69 HIGH STREET CONNAHS QUAY

FLINTSHIRE

CH5 4DD

2000sq ft to 5200 sq ft

LOCATION

Connahs Quay is the largest town in Flintshire and forms part of the extensive urban and commercial area of Deeside. The premises form part of a shopping parade in the town centre comprising 10 shop units and including a One Stop convenience store. Immediately to the rear is the new £8m Quay Health Centre which provides an extensive range of primary healthcare services and generates some 500 customers a day. A new pedestrian link is due to be constructed shortly linking the shops with this health scheme.

The shop has the benefit of good off street car parking space.

DESCRIPTION

Arranged on ground and first floor level

Int. Width	10.82m	35/6
Shop Depth	18.60m	61/0
Built Depth	24.39m	80/0
Trading area	200m ²	2152 sq ft
First floor	242m ²	2600 sq ft

Including WCs

NB Separate lettings of the ground and first floor may be considered.

TERMS

Available on a new full repairing and insuring lease for a term of years to be discussed and subject to 5 yearly rent reviews.



RENT

£23,500pa

V.A.T

All figures quoted are exclusive of but may be subject to VAT

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

RATES

The premises are currently assessed as follows

Rateable Value	£15,000
Rates Payable (2010-2011)	£ 6,135

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the disposal.

VIEWING / INSPECTION

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

Tel : 01244 311681

Fax : 01244 344090

Email : richard@boltonbirch.com

Website www.boltonbirch.com

Details Dated : 8/3/2011

Ref: RWB / 69CQ

SUBJECT TO CONTRACT

