

# SHOP TO LET

## 71 HIGH STREET CONNAH'S QUAY CH5 4DD

**855 sq ft**

### LOCATION

The premises form part of the main shopping parade in the centre of Connahs Quay which has the largest residential population in Flintshire. The parade of 12 shop units, including One Stop (Tesco) fronts High Street, which is the exceptionally busy A548 North East Wales coast road, and has the benefit of good off street car parking for excellent convenience shopping. Furthermore the new £8m Quay Health Centre has recently been completed to the rear of the parade and is shortly to be linked with the shops via a new pedestrian walkway. The parade is also due to be extensively refurbished.

### DESCRIPTION

The property is arranged on ground and first floor levels and has previously traded as an off licence. It provides the following approximate dimensions and areas:-

Internal width	17 ft 02 in	5.22m
Built depth	40ft 05in	12.32m
Total GF area	655sq ft	60.87m <sup>2</sup>
First floor	200sq ft	18.59m <sup>2</sup>
Plus 2 wcs and whb		

### TERMS

The premises are available on a new lease basis for a term of years to be negotiated and subject to 5 yearly rent reviews. The tenant will effectively be responsible for full repair and insurance.

### RENT

£8,500 per annum

**SUBJECT TO CONTRACT**



### V.A.T

All charges are 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

It is understood from verbal enquiries with the local rating authority that the premises are assessed as follows:-

Rateable value £5,500.00  
Rates payable (2011-2012) £2,354.00  
NB Small business rates relief may be available.

### LEGAL COSTS

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

### VIEWING / INSPECTION

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

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Details Dated : 22/08/11

Ref: RWB / 71cq

