

# SHOP TO LET

## CONNAHS QUAY

### 75 HIGH STREET

#### CH5 4DD

#### LOCATION

The premises are situated within the main shopping parade of Connahs Quay adjacent to One Stop convenience store and close to the recently opened £8m Quays Health Centre development which is now due to be connected with the shops by a new pedestrian walkway. There are 12 shop units within the parade including off-licence, bakers/café, hair salon and bookmakers and the health centre provides an extensive range of primary health care services attracting, we are advised, some 500 customers a day.

#### DESCRIPTION

Arranged on ground and first floor level the premises provide the following approximate dimensions and areas:-

Int. Width	5.22m	17/2
Shop Depth	12.35m	40/6
Sales area	60.87m <sup>2</sup>	655 sq ft
First Floor	18.58m <sup>2</sup>	200 sq ft
Plus 2 wcs and whbs		

#### TERMS

The premises are available on a new lease basis for a term of years to be discussed and on effectively full repairing and insuring terms with 5 yearly rent reviews.

#### RENT

£8,500pa

**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 that the premises are currently assessed as follows:-

Rateable Value £5,500

Rates Payable (2010-2011) £2,250

NB No allowance has been made for possible small business rates relief.

#### 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 : 04/03/2011

Ref: RWB / 75CQ

