

FREEHOLD

FOR SALE

(MAY LET)

SHOTTON

45/47 CHESTER ROAD WEST

LOCATION

The premises occupy an exceptionally prominent corner location in the centre of Shotton fronting the busy A548 North Wales coast road. It is adjacent to such retailers as Iceland, Bargain Booze, Conlons Opticians and Superdrug and close to Boots chemist, Sayers and most major banks and building societies. There is a public car park some 50m to the rear.

Shotton forms the retailing centre of Deeside which is a substantial commercial/industrial area of North Wales with a residential population of some 32,000.

DESCRIPTION

The property currently comprises a double fronted shop at ground floor and separately accessed residential accommodation above. To the rear is a garden and garage with access from Plymouth Street. The shop has an extensive frontage and naturally splits into two shop units. The residential above currently comprises 8 rooms at first floor, and a further 2 rooms in the attic, totaling some 2300 sq ft gross, and offers excellent refurbishment potential with, once again, an opportunity of division into two separately accessed apartments if required.

The approximate dimensions and areas of the ground floor are as follows

Gross frontage	12.75m	41/9
Site Depth	27.75m	91/0
Site Area	387 m ²	4165sq ft
Shop Width (gross)	10.40m	34/2
Shop Depth	12.00m	39/4
Built Depth	18.52m	60/9
Trading area	118.50m ²	1275sq ft
Back up space	45.50m ²	409sq ft

SUBJECT TO CONTRACT



TERMS

The premises are available freehold with vacant possession. A letting of the shop(s) may be considered.

PRICE

£250,000

V.A.T

The premises are VAT registered

ENERGY PERFORMANCE CERTIFICATE

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

RATES

The ground floor shop is assessed as follows:-
RV £19,250

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

Email : richard@boltonbirch.com

Website www.boltonbirch.com

Details Dated : 11/5/11

Ref: RWB /S47

