

TO LET

SHOTTON 75 CHESTER ROAD WEST CH5 1BZ

LOCATION

The retail unit is located in the main shopping area of Shotton a busy retailing thoroughfare on the main A548 North Wales coast road. Adjacent retailers include Ethel Austin, Iceland and various local and national multiples.

ACCOMMODATION

The premises comprise a ground floor lock up shop unit with the benefit of rear servicing. The property has the following approximate dimensions and net internal areas:-

Gross Frontage	30'6"	(9.3 m)
Internal Width	28'7"	(8.7m)
Shop built Depth	89' 7"	(27.3 m)
Net Internal Area	2343 ft ²	(217 m ²)

W.C.

LEASE

Available on a new effectively full repairing and insuring lease, subject to five upward only rent reviews at a commencing retail of £13,000.00 per annum excluding rates and service charge.



RATES

Rateable Value: £13,250

Rates payable (UBR2009/2010 @ 0.4485) £6426.25

Interested parties should verify these figures with Flintshire County Council on 01352 752121

COSTS

Each Party to be responsible for their own legal and surveyors costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to the successful applicant as soon as it is practicable.

VAT

All prices and rents quoted are subject to VAT (where applicable).

FURTHER INFORMATION

Viewing is strictly by appointment through the sole letting agents CraneReid Limited.

For further information please contact:

Trevor Reid

Tel: **01565 633 488**

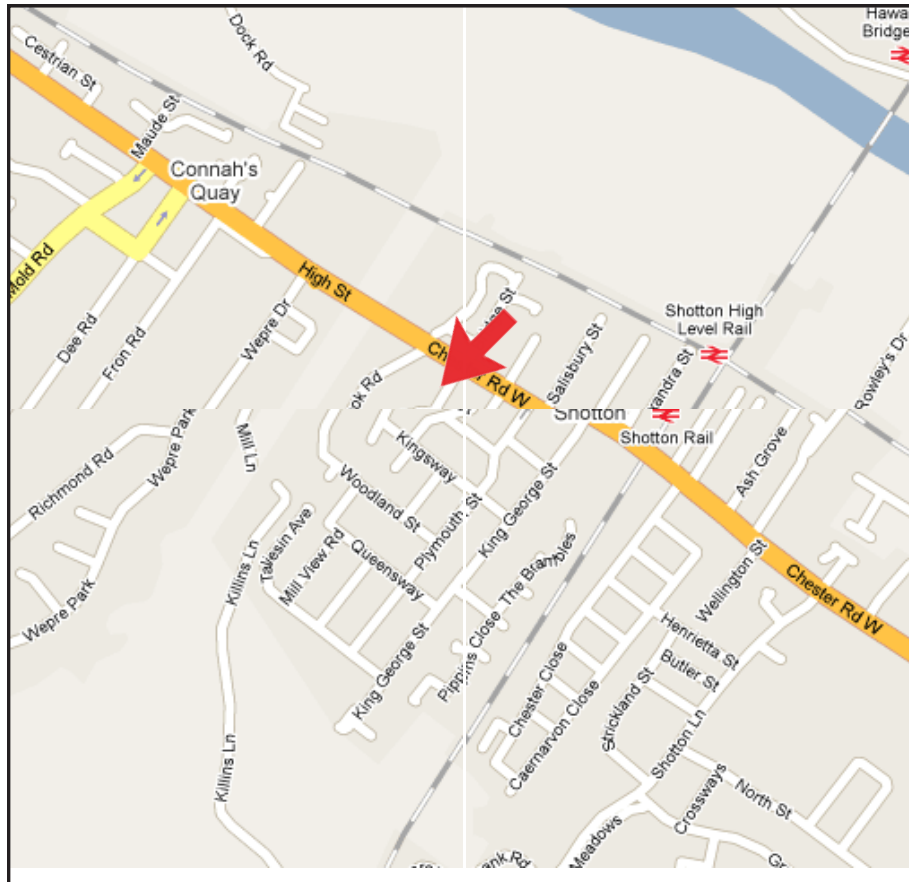
Email: **admin@cranereid.com**

SUBJECT TO CONTRACT

Call **01565 633 488**

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