



TO LET /MAY SELL FREEHOLD 27 CHURCH STREET, FLINT. CH6 5AD

- Well located in traditional, prime shopping pitch adjoining a number of other retail and commercial operators, and only a few doors away from the Banking Hub/Post Office and Boots the Chemist.
- On street parking, and close to other shoppers' car parks.
- Ground floor retail of approx. 850 sq.ft., with sizeable ground, first and second floor storage. Rear access.
- VIEWING: Celt Rowlands & Co. 01691 659659. Sub Agents – Forge Property Consultants.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Flint, Flintshire, with a population of 13,732 (2021 Census) and by our own estimation, a population within 10 minutes' drive time, being approx. 30,000 – 35,000.

Situated in the traditional main street and prime shopping pitch, this retail building is close to the new Flint Banking Hub with Post Office, Boots the Chemist, Hays Travel and a range of other retail and commercial operators.

DESCRIPTION

A ground, first and second floor period building, providing the following accommodation.

Ground Floor Sales

Front internal width 6.4m/21'
Shop depth 13.69m/45'

| | | |
|----------------------------|---------------|------------|
| Ground Floor Sales Approx. | 78.97 m.sq. / | 850 sq.ft. |
| Ground Floor Storage | 5.36 m.sq. / | 58 sq.ft. |
| First Floor Storage/Staff | 43.94 m.sq. / | 473 sq.ft. |
| Second Floor Storage | 42.17 m.sq. / | 454 sq.ft. |



Outside

Small rear yard with rear pedestrian access onto Sydney Street.

All of the above measurements are approximate, and the onus is upon interested parties to take their own dimensions.

RENT AND LEASE TERMS

The premises are offered to let at a rent in the region of £15,000 p.a., on a lease for a term of years to be agreed, with the ingoing tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

Freehold price on application.

VAT

The property is not elected for VAT.

BUSINESS RATES

The building has a rateable value of £11,250, and interested parties should speak to the Local Council – Flintshire County Council – 01352 704848, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING

Rating 'C'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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