



## FREEHOLD FOR SALE

### STEEL FRAMED BUILDINGS AND LAND WITH RETAIL POTENTIAL BISTRE CAR SALES, BUCKLEY, FLINTSHIRE CH7 2JA

- Potential of change of use Class A1 Retail as directed by the General Development Order. Site most recently used for car sales, carpet showroom and sales, car repairs and offices. Various alternative uses include re-development – Subject to statutory permissions where necessary.
- Prominent position on main road towards Mold, A549. In substantial catchment to A55 Expressway between Deeside and Mold.
- Two principle buildings with additional storage and offices amounting to 10,916 sq.ft/1,014.15 m.sq. approx. on site of approx. 0.47 acre.
- VIEWING: Celt Rowlands & Co. 01691 659659.

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

Buckley, Flintshire, North Wales has a population of just over 20,000 and a wider catchment to include Deeside, Mold and other immediate smaller settlements will be just in excess of 70,000 with a radius of 5-10 miles. The A55 main Expressway connecting Holyhead to the national UK motorway network for Chester, Liverpool, Manchester, etc. can be connected to within only a couple of miles from this site. The site fronts the Mold Road/A459 on the edge of Buckley town centre.

## DESCRIPTION

These buildings, which interconnect, are principally constructed on a steel portal frame with profile clad roof incorporating roof light panels, with the following accommodation.

### Ground Floor

Front Workshop (eaves height approx. 6.9m) with roller shutter service door	139.6 m.sq.
Link Building (eaves height approx. 3m)	95.68 m.sq.
Showroom	74.81 m.sq.
Offices and Storage	69.76 m.sq.
Warehouse Building (eaves height approx. 6.75 m) with loading bay and roller shutter service door	417.32 m.sq.
<b>Total Ground Floor approximately</b>	<b>876.38 m.sq.</b>

### First Floor

Offices with w.c.'s	52.15 m.sq.
Mezzanine Store with concrete floor over part of rear warehouse m.sq.	85.62
<b>Total First Floor approximately</b>	<b>137.77 m.sq.</b>

**Total Whole Gross Internal Floor Area approximately** **10,916 sq.ft./ 1,014.15 m.sq./**

### Land / Externally (including the building's footprint)

Total site area is very approximately 0.47 acres and because the site has been designed and constructed so that the buildings occupy one side and corner of the site, towards the rear, there are significant open land areas to the front which have been used for car sales, staff and customer parking.

## POTENTIAL USES OF THE SITE - PLANNING

The site was originally developed as a bakery and the main industrial building took place in the late 1970's and 1980's. The main usage of the site is as car sales with allied car repair workshop and a small section of the built area has been given over to a carpet sales showroom. As required, the agents can provide further information on the usages of the site. In accordance with the Use Classes Order in Wales (from the 30 April 2021) and as part of the Town and Country Planning (Use Classes) Order 1987 as amended and The Town & Country Planning (General

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

Permitted Development) Order 1995 as amended, under the category Sui Generis it states that in effect there is a permitted change of use from Motor Vehicle Sales to Class A1. Class A1 (Shops) includes shop, retail warehouses, post offices, ticket and travel agencies, sale of cold foods for consumption off premises, hairdressers, funeral directors, hire shops (of domestic or personal goods), dry cleaners and use of the washing or cleaning of clothes or fabrics (but not a launderette). Interested parties who wish to use the site under Use Class A1 should obtain their own professional advice and arrive at their own opinion as to the ability to change without permission to this Use. Fundamentally, being of a modern style industrial form of construction, there are many other warehousing / light manufacturing type uses which may also be acceptable (including complete redevelopment of the site), together with other alternative uses which may be regarded as suitable within such a central location, subject to the obtaining of planning and other statutory permissions. Interested parties need to undertake their own research.



### FREEHOLD PRICING

Interested parties should enquire further to the agents.

### BUSINESS RATES

The building has a rateable value of £33,500, and interested parties should speak to the Local Authority to establish the actual rates payable.

### EPC RATING

An EPC has been commissioned and will be available shortly.

### VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)



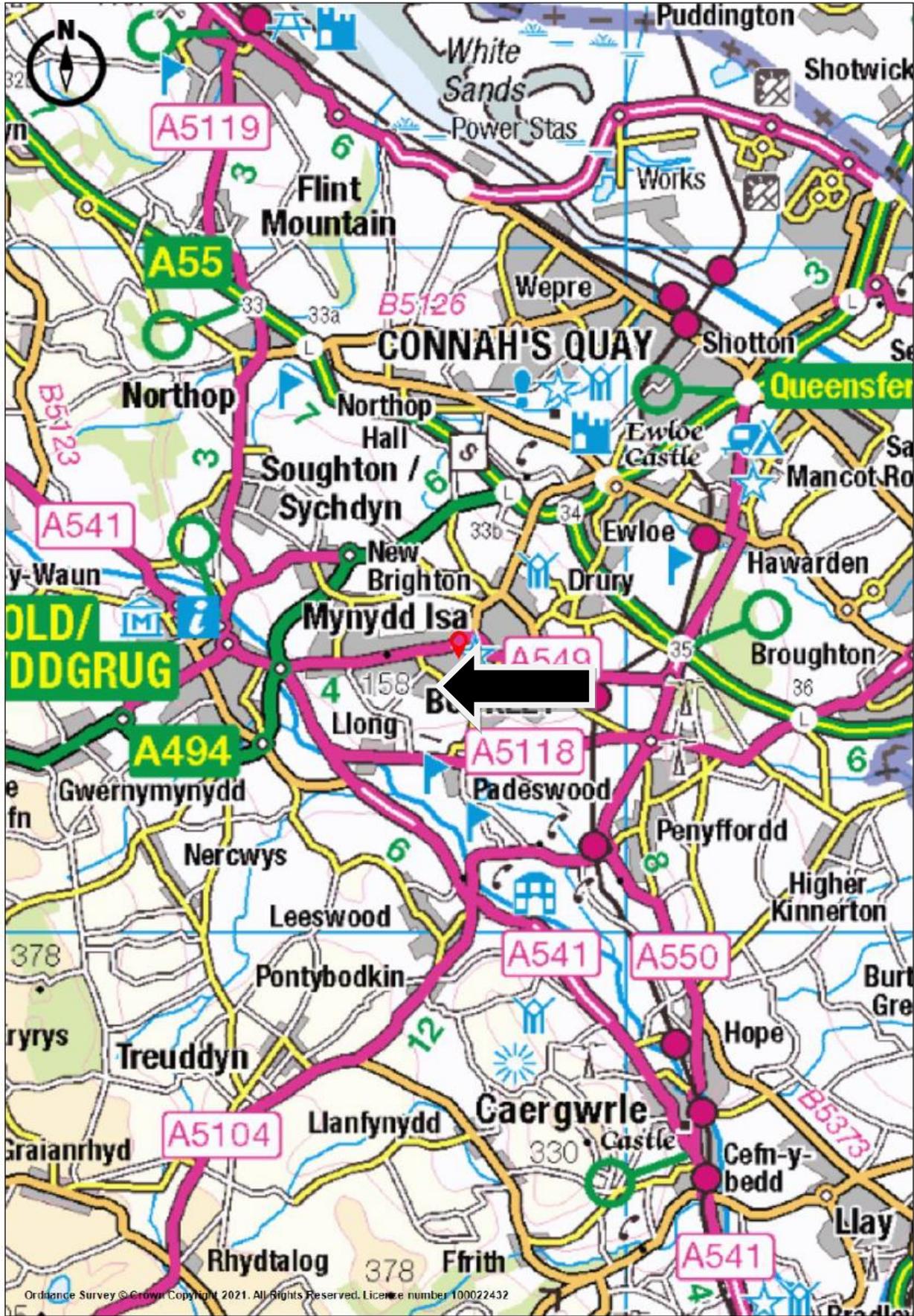
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