



## TO LET

### 46 CHURCH STREET, FLINT. CH6 5AE

- Prime retailing position close to Boots Pharmacy. Suitable for retail or offices, current consent A2 Financial Services.
- Entire building well fitted out for offices with good ground floor showroom display, in all approx. 97.3 m.sq. / 1,040 sq.ft.
- Joint Agents: Molyneux – 01244 814182
- Contact Oswestry Office: 01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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

Within the improving town of Flint, situated in the prime retailing thoroughfare of Church Street. Close to such national retailers as Boots, Superdrug, Specsavers, Lloyds Pharmacy, Sayers, HSBC and Barclays Bank.

## DESCRIPTION

Recently used as office premises, this would also suit retailing and the premises comprise:-

### Ground Floor

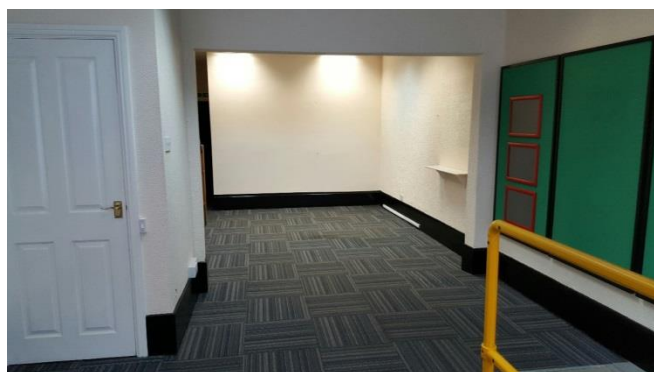
Internal width – 9.7m

Potential shop depth – 13.2m

Ground floor sales/showroom including partitioned office – 47.34 m.sq. / 509 sq.ft.

Rear staff kitchen and wc – 6.28 m.sq. / 68 sq.ft.

Access to rear yard with storage building.



### First Floor

Well fitted out office space providing two reasonable office rooms – 26.95 m.sq. / 290 sq.ft.

### Second Floor

Well fitted office space once again with wc and wash hand basin, small kitchenette, staff area and separate office – 22.39 m.sq. / 241 sq.ft.

Total net internal commercial area approximately – 103.60 m.sq. / 1,108 sq.ft.



## RENT AND LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £8,950 p.a., with the ingoing tenant asked to be responsible for a contribution towards the landlord's legal costs.

## VAT

The premises are not elected for VAT.

## BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value for 2017 is £7,500. Interested parties should contact the Local Authority (Flintshire County Council – 01352 704848) to establish the current rates payable, as we believe concessions may apply.

## EPC RATING

'D'.

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