



TO LET

6 BRYNFORD STREET/VICTORIA SQUARE, HOLYWELL. CH8 7TF

- Central position in one of main county towns of Flintshire's, only 20m from prime pedestrianised pitch of High Street and 1 minutes' walk from shoppers' parking.
- Affordable premises of 466 sq.ft./43.31 m.sq. approx.
- Affordable premises of 410 sq.ft./38.09 m.sq. commercial area.
- Contact Oswestry Office:
01691 659659
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

Holywell (approximate population of 9,000) is a main retailing town within Flintshire with Tesco and Lidl supermarkets, a range of multiple retailers including Boots, Peacocks and the Post Office.

DESCRIPTION

A lock up shop premises, being well fitted out and with the following accommodation.

Retail Sales with good sized plate glass display , giving a net frontage of 3.55m/11'7".

Shop Depth - 7.6m x 25'

Retail Sales – 26.34 m.sq. / 283 sq.ft.

Rear Staff Canteen, Office and Ancillary Storage of good quality – 16.97m.sq. / 183 sq.ft.

Staff WC with wash basin

Total sales and commercial space approximately – 43.31 m.sq. / 466 sq.ft.

RENT AND LEASE TERMS

These premises are offered to let at a rent in the region of £3,900 p.a., payable monthly at the rate of £325 pcm, on an internal repairing and insuring lease. It is requested that the ingoing tenant pays towards the landlord's reasonable legal costs in connection with the granting of the lease, although this point is negotiable.

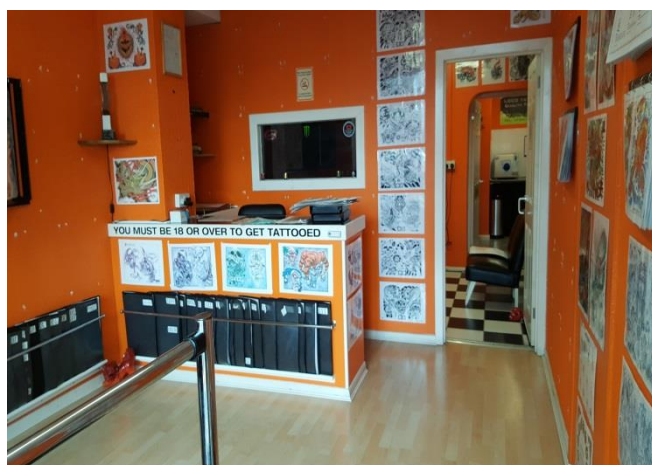
VAT is not applicable.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2017/18 is £3,600. Interested parties should contact the Local Authority (01352 704848) to establish the current rates payable, as we believe concessions may apply.

EPC

An EPC has been commissioned and will be available shortly'.



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