



TO LET/FOR SALE

THE CROSS, STATION ROAD, QUEENSFERRY. CH5 1SU

- Within a couple of hundred meters of the Asda store and close to other occupiers such as KFC, Subway and Barclays Bank.
- New buildings being created following the expansion on site of the owner occupiers. Buildings from 2,415 sq.ft. to 5,915 sq.ft., with parking provision of 10-15 spaces.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

LOCATION: Queensferry is the principal commercial centre of the Deeside area, with a population of approximately 53,000 (2011 Census) and a considerably greater catchment, located only 2 miles North of the A55, and 6 miles from Chester to the East. There are a range of retail and other commercial occupiers in the immediate vicinity, mainly Asda, Lidl, KFC, Pizza Hut, Subway, Pets at Home and The Range.

The subject premises are prominently situated at The Cross, on the main B5129, and adjoining the main traffic lights on the Station Road/B5441 and at the junction with Chester Road. Please see the satellite image.

DESCRIPTION: Due to expansion elsewhere on the site, the current occupier maybe able to make the following space available, preferably on a leasehold basis.

Corner Building fronting Station Road and Belvedere Close

Ground floor with plate glass display to both roads	1,215 sq.ft.
First floor	1,200 sq.ft.
Total Net Internal Floor Area Approximately	2,415 sq.ft.

New Steel Portal Frame Building with frontage to Belvedere Close

Adjoining the entrance to the car park, this is likely to have a ground floor of	1,750 sq.ft.
Potential first floor also	1,750 sq.ft.
Total Net Internal Floor Area Approximately	3,500 sq.ft.
Total approximate floor area if buildings taken together	5,915 sq.ft.

It likely that around 10-15 car spaces will be allocated to these buildings.



TIMING: It is envisaged that these buildings may become available during Spring/Summer 2022. Interested parties should register their potential interest.

TERMS OF OFFER: Interested parties should discuss the possibilities with the agents for these units which will be offered on a full repairing and insuring basis, with rents upon application.

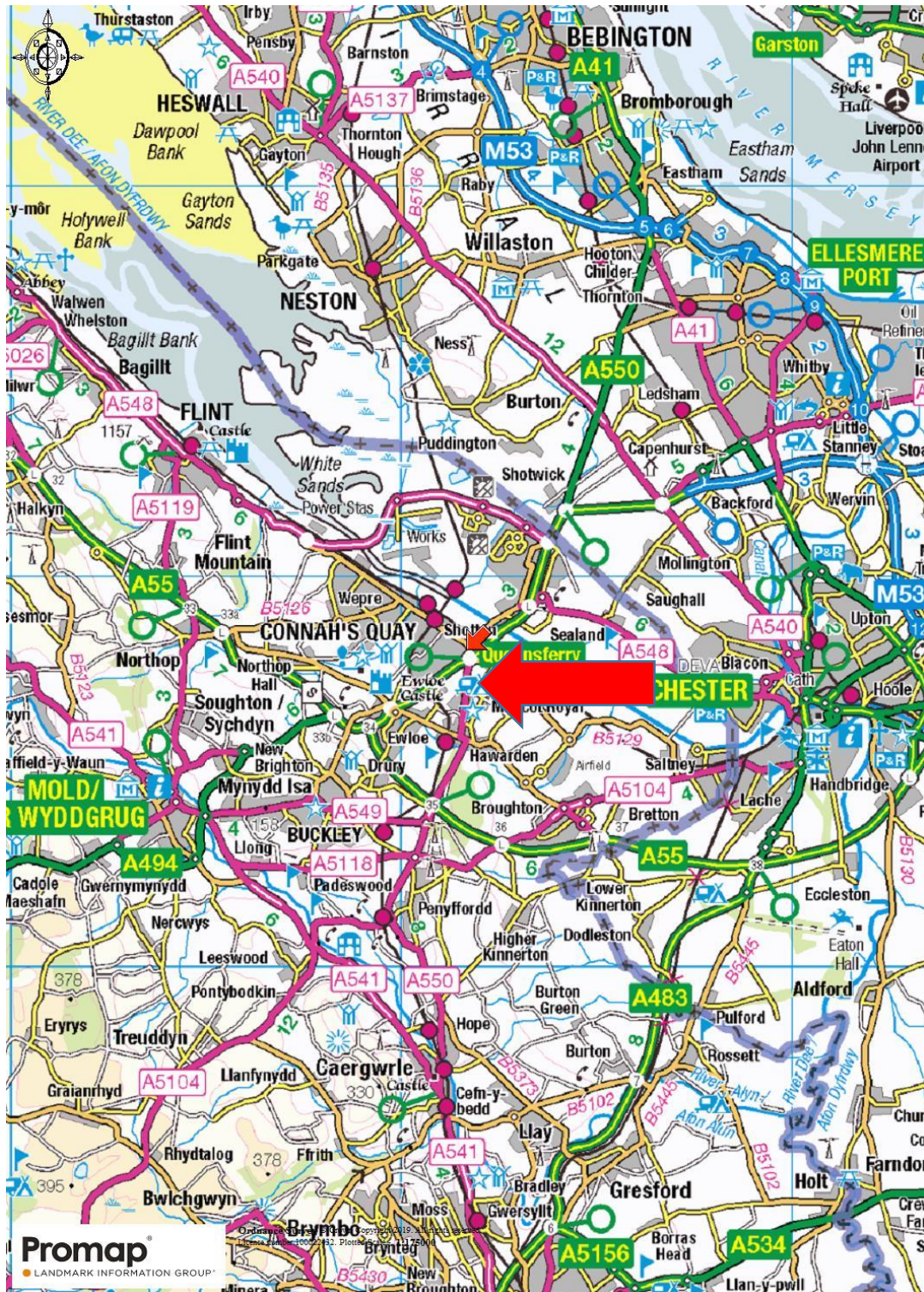
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The owners request that the ingoing tenant be responsible for their reasonable legal costs in connection with that letting. The owners prefer a letting, but may consider a sale of the freehold – Price on application.

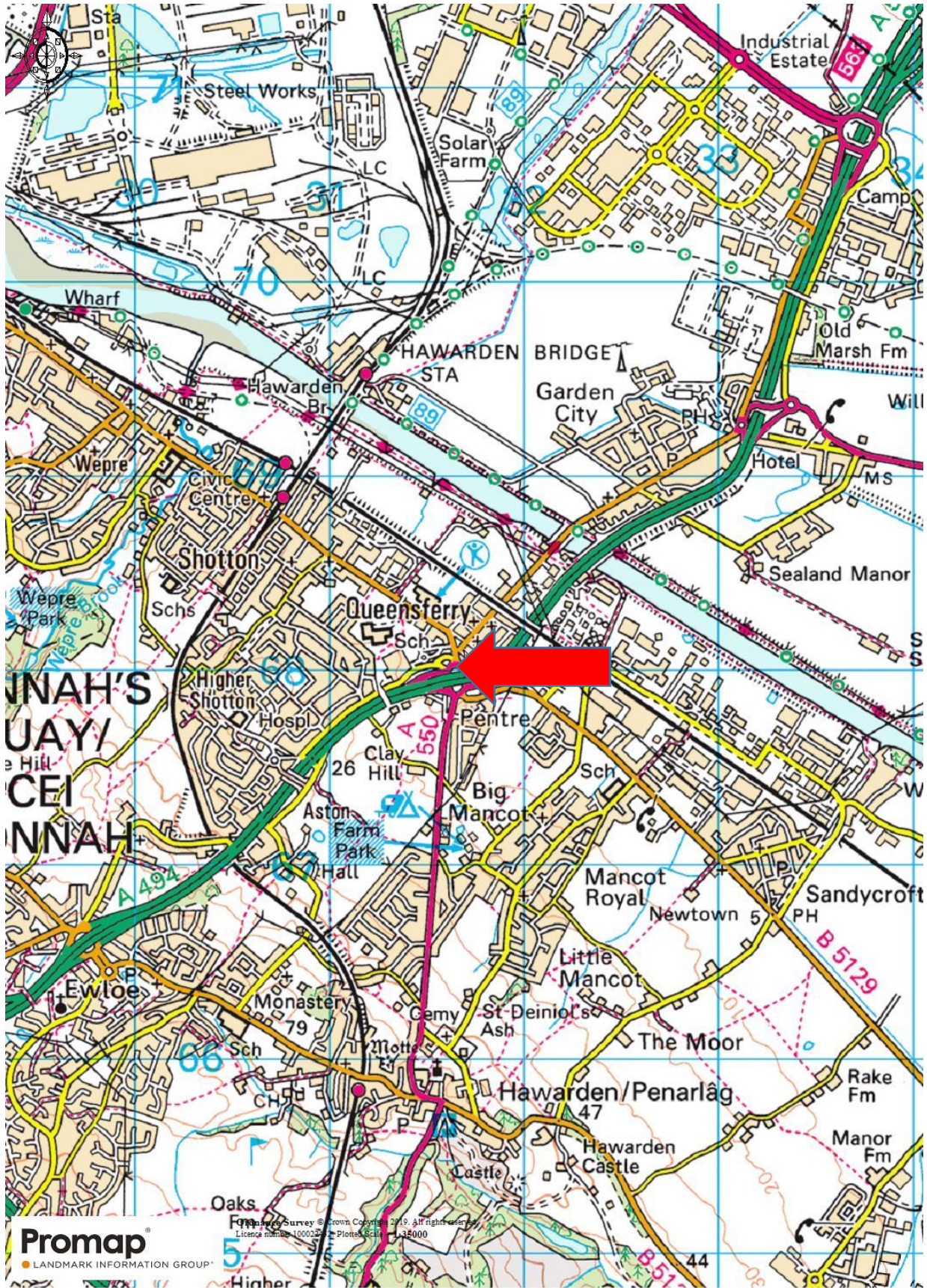
BUSINESS RATES: To be assessed, but the agents will be able to give a guide.

EPC: As these buildings are in the course of sub-division/redevelopment, certificates cannot be provided yet.

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