3 Halkyn Street, Holywell CH8 7TX 82 Willow Street, Oswestry SY11 1AL



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.



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.

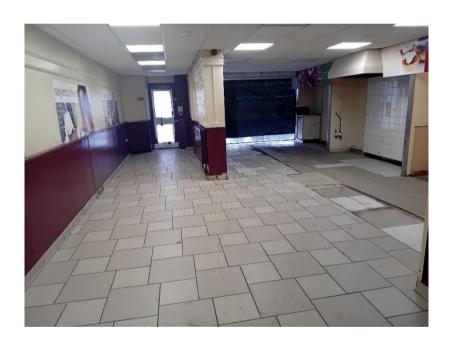
DESCRIPTION

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.





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

An EPC has been commissioned.

VIEWING

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



