

# TO LET RETAIL UNIT

## QUAY SHOPPING CENTRE

Ffordd Llanarth  
Connah's Quay, Clwyd  
CH5 4WL

- Popular local shopping centre
- Free onsite customer parking
- All uses will be considered subject to planning
- Shopping centre anchored by Morrisons Food Store and Home Bargains

AVAILABLE  
UNIT

UNIT F

1,133 sq.ft  
(105.2 sq.m)

Total  
Development  
19,764 sq.ft  
(1,836 sq.m)

Occupiers include:



Card Factory

home bargains

Barnardo's





## About the area

Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

Deeside College is a big employer in the town along with Connah's Quay power station. The Deeside industrial estate, one of the largest such complexes in the region as well as Tata steelworks which is on the town's border on the north bank of the River Dee.

**Popular residential area**

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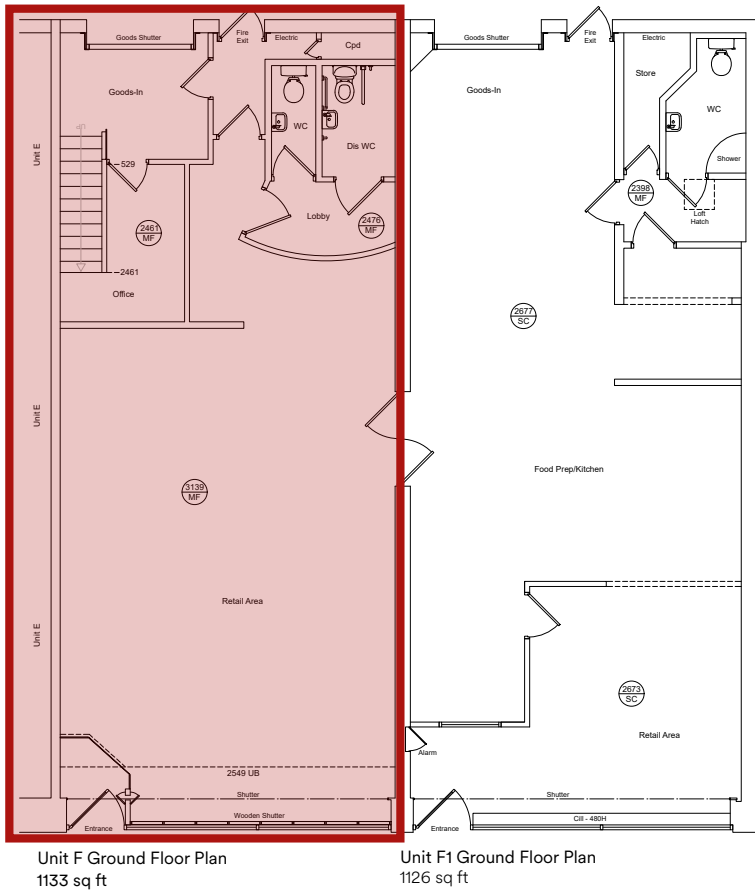
## List of Occupiers

Unit C	Hays Travel
Unit D	Card Factory
Unit E	Morrisons Pharmacy
Unit F	VACANT
Unit F1	VACANT
Unit G	Home Bargains
Unit H	The E-Cig Store

Unit I	Barnardos
Unit J	Quayside Opticians
Unit K	Barnardos
Unit L	Claire House
Unit M	UNDER OFFER
Unit N	UNDER OFFER



## Floor Plan Unit F



## Available Unit

UNIT F	sq.ft	sq.m
UNIT SIZE	1,133	105.2
RENT	£23,500	
SERVICE CHARGE	£3,490 + VAT	
EPC	C	

## Description

The property comprises a modern ground floor retail unit with sales space to the front and ancillary space to the rear with rear WC.

Dominant district shopping centre, anchored by a 52,000 sq.ft Morrisons and Home Bargains in popular residential area.

- High footfall shopping centre
- Positive mix of uses
- A number of large employers within close proximity
- Well maintained centre
- Car parking to the front of the units



**FREE**  
325 car park  
spaces

Total Units  
**13**

Local bus  
routes  
nearby



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**Viewing**  
Strictly via prior appointment with the appointed agents:



**barkerproudlove**  
retail property consultants  
0161 631 2852  
www.barkerproudlove.co.uk

**Jon Lovelady**  
M: 07717 661389  
E: jon@barkerproudlove.co.uk



**BA Commercial**  
incorporating **WILD** COMMERCIAL PROPERTY  
**01244 351212**  
bacommercial.com

**Dan Wild**  
M: 07701 049826  
E: dan.wild@bacommercial.com  
**Mindy Bishop**  
M: 07425 820035  
E: mindy.bishop@bacommercial.com



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**01384 400123**  
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**SAT NAV**  
CH5 4WL

**Service Charge & Insurance**  
There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

**Services**  
All mains services are available.

**Planning**  
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

**Legal Costs**  
Each party is responsible for their own legal costs in connection with the granting of a lease.

**Kristien Neve**  
M: 07778 140729  
E: KNeve@lcpproperties.co.uk