

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

Refurbished
Unit with
Takeaway use

AVAILABLE
UNIT
UNIT F1
1,126 sq.ft
(104.6 sq.m)

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

Occupiers include:



Card Factory

home bargains

Barnardo's





Popular residential area

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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.

Site Plan

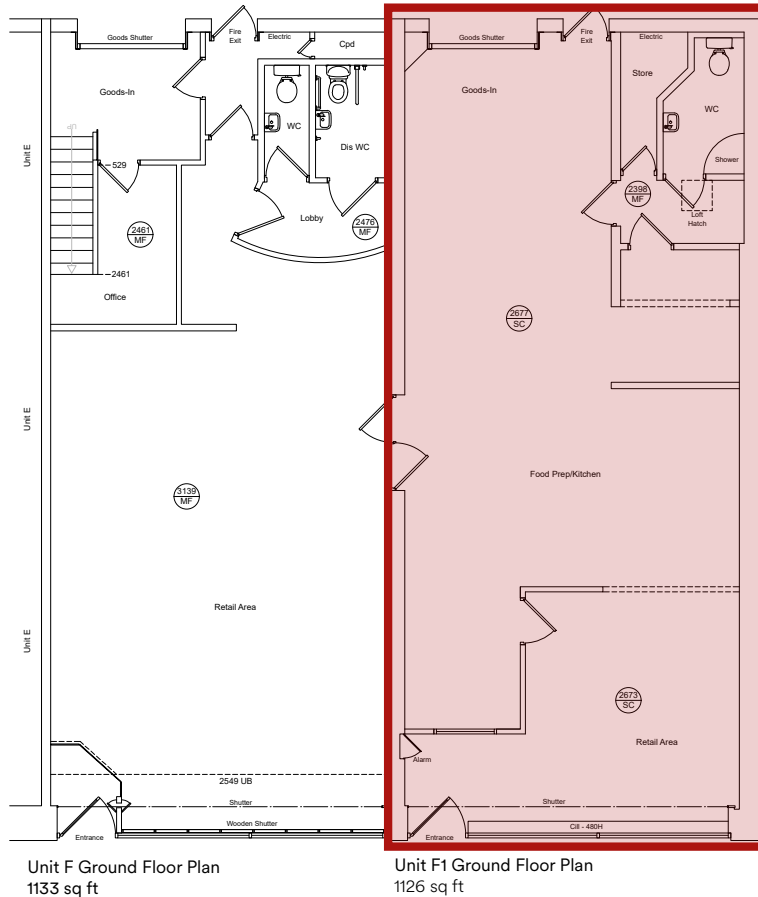


List of Occupiers

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 F1



Available Unit

UNIT F1	sq.ft	sq.m
UNIT SIZE	1,126	104.6
RENT	£23,500	
SERVICE CHARGE	£3,468 + 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. This is a refurbished Unit previously used as takeaway premises.

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



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.

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Viewing
Strictly via prior appointment with the appointed agents:



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