

# 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

**2,259 sq.ft**  
(209.8 sq.m)

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

Opportunity  
to split

Occupiers include:



**Card Factory**

**home bargains**

**Barnardo's**

**Hays Travel**

**BA Commercial**  
incorporating **WILD**  
COMMERCIAL PROPERTY  
**01244 351212**  
[bacommercial.com](http://bacommercial.com)

**barkerproudlove**  
retail property consultants  
**0161 631 2852**  
[www.barkerproudlove.co.uk](http://www.barkerproudlove.co.uk)

**LCP.**  
part of IM'Core

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)





## 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

Total Units  
**13**

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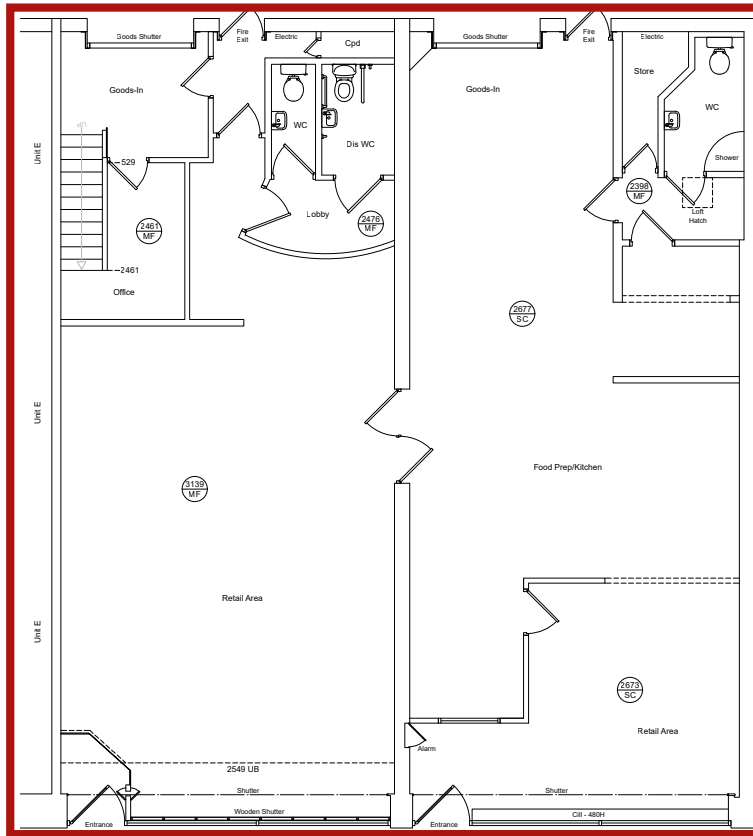
### List of Occupiers

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-F1



Unit F Ground Floor Plan  
1133 sq ft

Unit F1 Ground Floor Plan  
1126 sq ft

## Available Unit

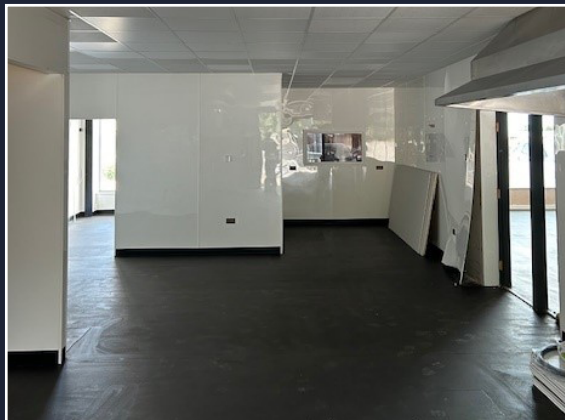
UNIT F&F1	sq.ft	sq.m
UNIT SIZE	2,259	209.8
RENT	£42,000	
SERVICE CHARGE	£6,958 + VAT	
INSURANCE	£1030	
EPC	C	

## 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





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Connah's Quay  
Clwyd, CH5 4WL

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



**barkerproudlove**  
retail property consultants  
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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.

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