

# Unit 2

## 40 Chester Street

### Flint CH6 5DH



# SHOP TO LET



### Location

The property is located in a prominent position on Chester Street which provides the arterial route through the town. The property is within close proximity to Aldi supermarket as well as other retailers including Subway, Ladbrokes and others. The Property can be more readily identified from the attached plan.

### Description

The property comprises ground floor sales area with staff room, office, WC and storage space at the rear.

### Rent

£14,000 pa

### Accommodation

The property has the following approximate areas:

Internal Width	7.94 m	26' 1"
Internal Depth	23.34 m	251' 3"
GF Sales	185.31 sqm	1,994.7 sq ft
GF Rear Storage	46.2 sqm	497.29 sq ft
GF Offices/Staff Room	13.75 sqm	148 sq ft

### Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £10,250

### EPC

An EPC has been commissioned and is rating Grade C- 56

## Tenure

The property is to be let on a new effectively full repairing and insuring lease, subject to upward only rent reviews.

## Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

## Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## VAT

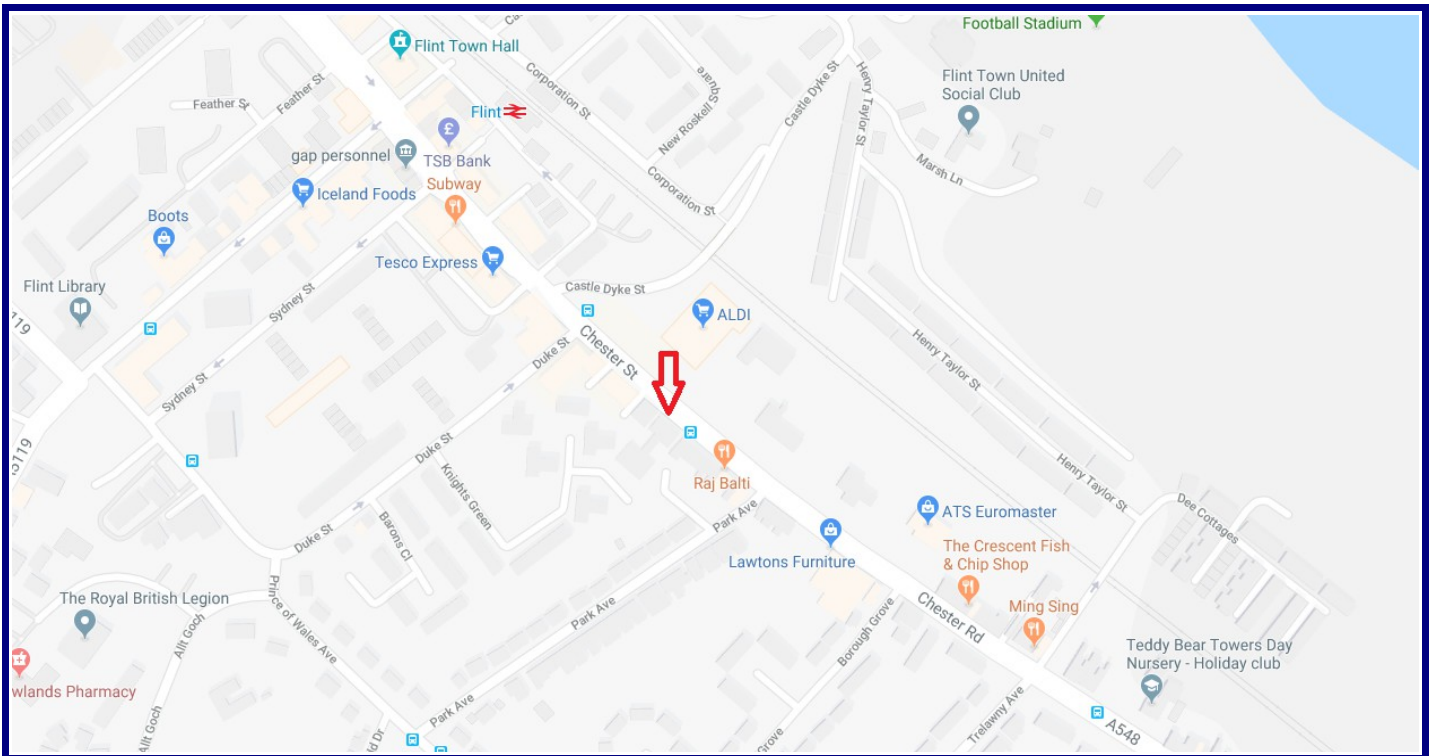
Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

## Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

## SUBJECT TO CONTRACT

DTFW 26.09.18



## Viewing

Strictly by appointment through the agents, Wild Commercial Property

**Dan Wild**

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