

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS

Guy
WOODCOCK
Chartered Surveyors

0800 083 3216

TO LET

FIRST FLOOR OFFICE PREMISES



**69 CHESTER ROAD WEST,
SHOTTON, CH5 1BZ**

Web Site: www.guywoodcock.com ■ Email: enquiries@guywoodcock.com

LOCATION

First floor office premises located central to Shotton High Street, close to local car parks and having a highly prominent position along the busy Chester Road West. The property can be found from directions below.

DESCRIPTION

A first floor office comprising of a front office of 18 sq m and a back office of 19 sq m. There is a separate kitchen/staffroom/storeroom and w.c. The property can be accessed from a front or rear entrance.

ACCOMMODATION

	SIZE (M²)	SIZE (SQ FT)
First Floor Offices	36.9	397.5
First Floor Staffroom /Kitchen/Store room	20.5	220.1
TOTAL	57.4	617.6

RENT

We are seeking a rent of £4160 pa exclusive of rates, insurance and VAT.

TERMS

Occupation by way of a twelve month licence or new lease for three years or more on an internal repairing basis.

RATES 2010/2011

We have been informed by the Local Rating Authority, Flintshire County Council, that the property has been assessed, as follows:-

Office

Rateable Value: Council Tax Band A
Rates Payable: £774.96 (up to 31st March 2012)

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock Chartered Surveyors

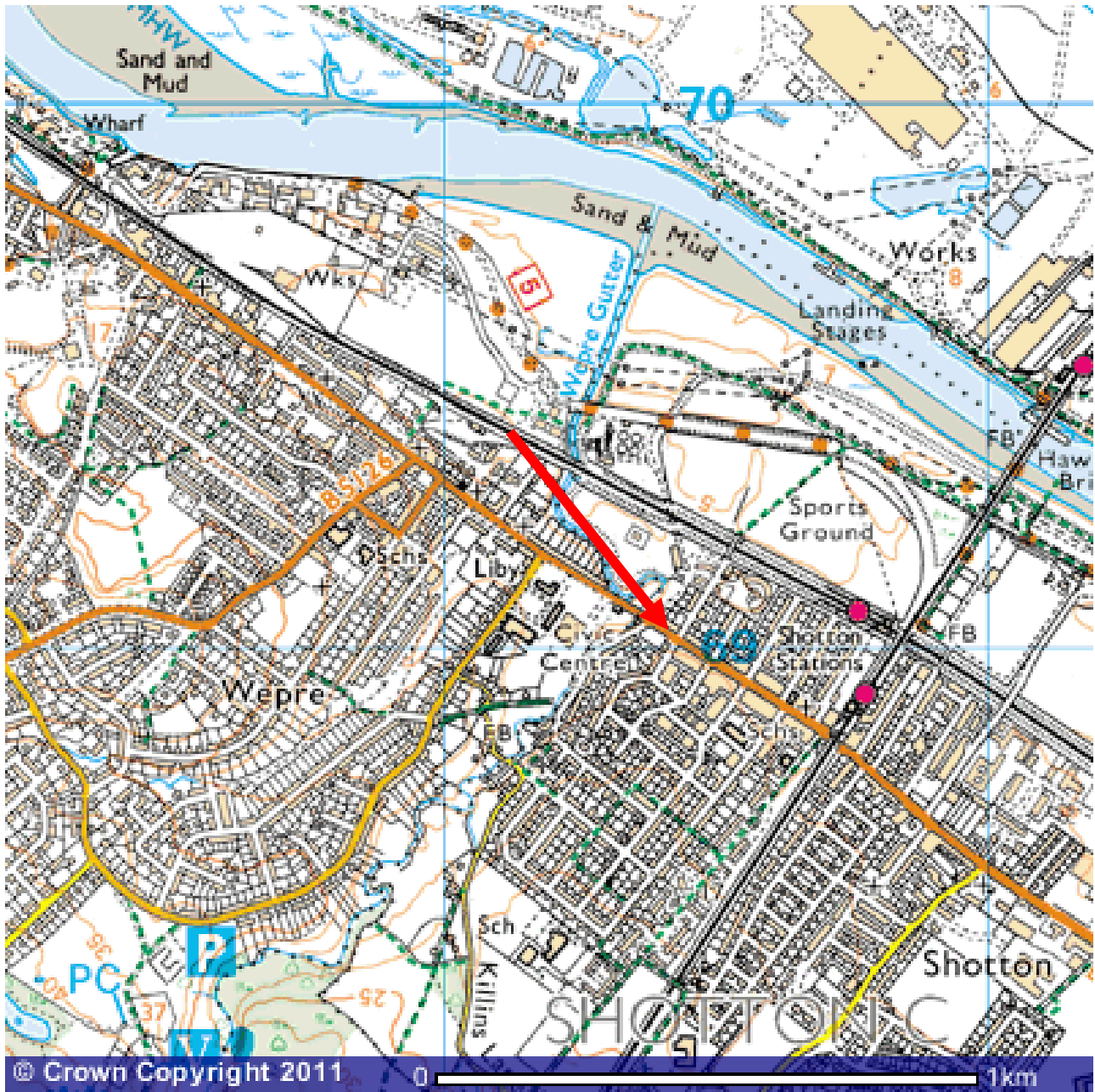
Tel: 01244 817160

Email: guy@guywoodcock.com

DIRECTIONS

Proceed along the A548 from Queensferry towards Shotton passing through the traffic lights in the centre of Shotton where the property will be seen on the left hand side, identified by the Agents marketing board.





MISREPRESENTATION ACT 1967. Guy Woodcock & Company for themselves and for the vendors or the lessors of this property whose agents they are, give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility of the part of Guy Woodcock & Company or the vendors or the lessors. None of these statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Guy Woodcock & Company nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.

Web Site: www.guywoodcock.com ■ Email: enquiries@guywoodcock.com

