

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS



0800 083 3216

FOR SALE

**OFFICE/SURGERY/RETAIL
STORAGE/COMMERCIAL SPACE
AND GENEROUS PARKING YARD**

**RETAIL AND WAREHOUSE 242.8 M² (2,610 SQ FT)
TWO STOREY SURGERY / OFFICES 225 M² (2,425 SQ FT)**

OFFERS INVITED



**ST MARKS, CHURCH STREET, CONNAH'S QUAY,
DEESIDE, CH5 4AD**

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

LOCATION

This site fronts the main Coast Road linking Queensferry and Flint. The location is well located for the main road network and the buildings serve the large surrounding residential population, plus very busy passing traffic.

The Main buildings are central positioned to the large yard area and benefit from parking and access to the rear yard space.

DESCRIPTION

Former traditional school buildings that have most recently traded as Doctors Surgery, Pharmacy, and Carpet Warehouse. The buildings are now readily split to provide two-storey office / surgery building and former carpet warehouse with good eaves height.

The warehouse has a large rear roller shutter access and front secure shutter access.

The generous circulation and parking to the frontage is supplemented by a spacious yard to the rear.

ACCOMMODATION

Warehouse	225.4 m ²	2,426 sq ft	£7,800 pa
Offices	242.8 m ²	2,610 sq ft	£10,000 pa

TERMS

The Freehold of the Premises are available and our clients are open to offers in respect of this property.

RATES 2010/2011

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

Rateable Value : £ 11,000 pa.
Rates Payable : £ 4,499

VAT

VAT is applicable at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock and Company.

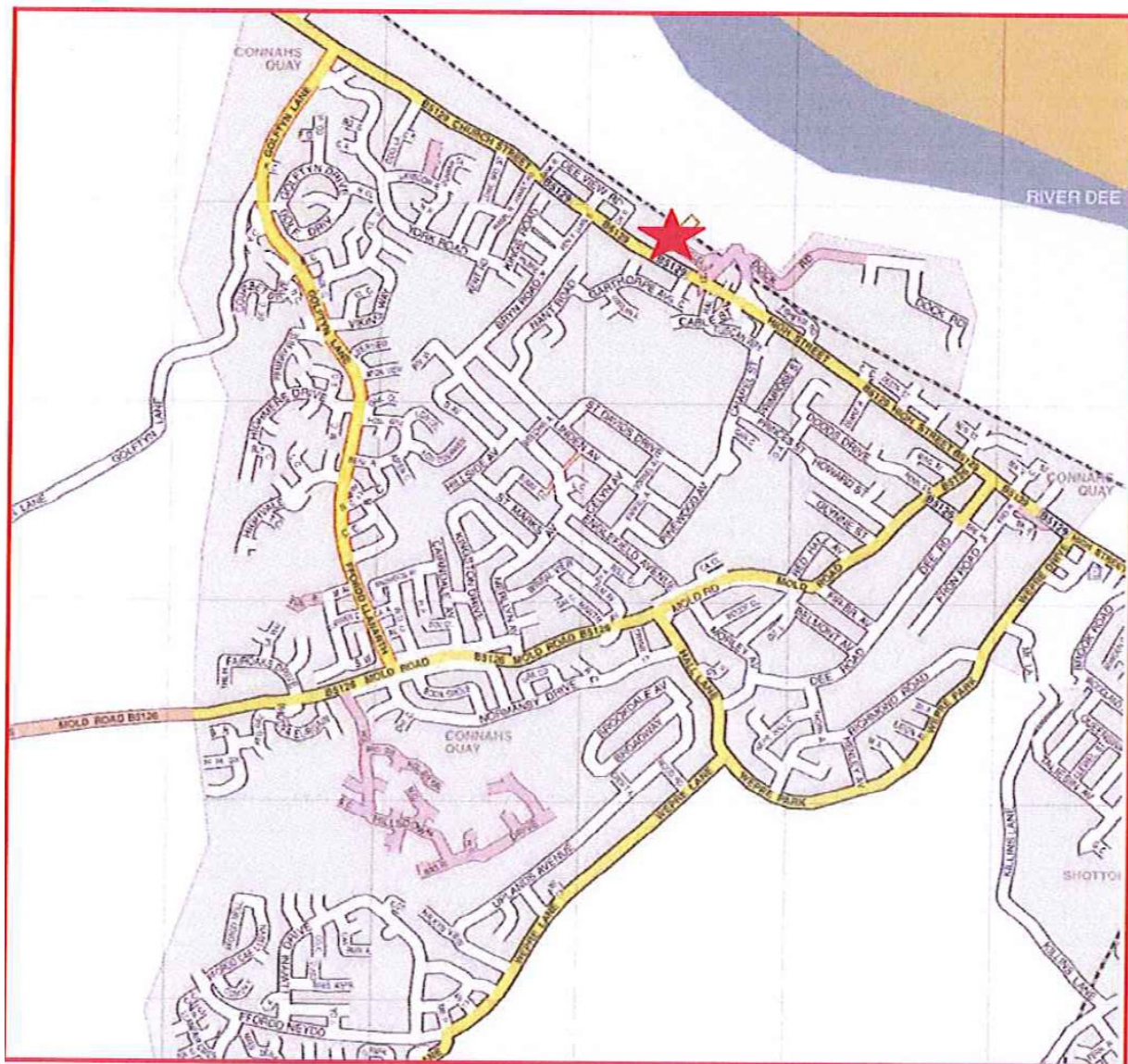
Tel: 01244 817160 Fax: 01244 817161

Email: guy@guywoodcock.com

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

DIRECTIONS

Leaving the A494 signposted for Queensferry. Take the left turn at the roundabout signposted to Shotton / Connah's Quay (Chester Road West). Continue along this road and the property will be found on the left hand side of the road identified by the agents marketing board.



MISREPRESENTATION ACT 1967. Guy Woodcock Chartered Surveyors 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 Chartered Surveyors 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 Chartered Surveyors 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