

# BUCKLEY

1 Brunswick Road

TO LET / FOR SALE

## Location

Buckley is the second largest town in Flintshire and according to the 2011 census it has a population around 15,665 people. The town has good access to the rest of North Wales and the North West lying next to the A55 expressway which connects to the M56.

The property occupies a highly visible position in the town centre with a large public car park as short distance away. Retailers located close by include **Spar**, **Home Bargains** and **Aldi** as well as numerous independent retailers.

## Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£45,000 per annum** exclusive.

## Price

The property is available for sale with the benefit of a telecom mast let to EE expiring July 2024 at an annual rent of £11,592.02, however otherwise with full vacant possession for a price of **£395,000**.

## EPC

D76

## 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.



## Accommodation

Ground Floor Sales	722.06 sq.m.	7,772 sq.ft.
Ground Floor Store (External)	17.01 sq.m.	184 sq.ft.
First Floor Ancillary	659.31 sq.m.	7,096 sq.ft.

## Business Rates

Verbal enquiries to Flintshire County Council confirm the property is assessed as follows:-

Rateable Value                   £60,000  
Rates Payable (20/21)           £32,100

Interested parties are advised to make their own enquiries on 01352 704848

## Legal Costs

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

## Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant 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.

## Viewing

Strictly by appointment through the sole agent, Dan Oliver

[dan@emanuololiver.com](mailto:dan@emanuololiver.com)



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.