

BUCKLEY

1 Brunswick Road

Available by way of a New Lease

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 **£55,000 per annum** exclusive.

Business Rates

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

Rateable Value £60,000

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



EPC

The Energy Performance asset rating is Band D 76. A full copy of the EPC is available for inspection if required.

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.

Legal Costs

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

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.

Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700

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