

# FLINT

## 30-32 CHURCH STREET

### LARGE RETAIL UNIT TO LET / FOR SALE



#### Location

Flint is located on the North Wales coast and has good road communications along the A548 which leads to Queensferry and the A55 leading to the National Motorway Network.

The unit is located in a prominent location within the town, situated on Church Street with nearby retailers including **Hays Travel**, **Specsavers** and **Boots**. The unit has rear access/deliveries onto Feather Street.

#### Accommodation

The unit provides ground floor sales with first floor ancillary accommodation having the following approximate areas:-

Internal Width	44' (Max)	13.41 m
Ground Floor Sales	4,377 sq ft	407 sq m
Floor Stores / Offices	2,350 sq ft	218 sq m

#### Lease/Sale

The property is available by way of a new lease at a rent of **£25,000 per annum** or for sale at **£250,000**.

#### EPC

An EPC is in the process of being prepared.

#### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value **£27,750**

Interested parties are advised to make their own enquiries with the local authority.

#### 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.

#### Photographs and plans

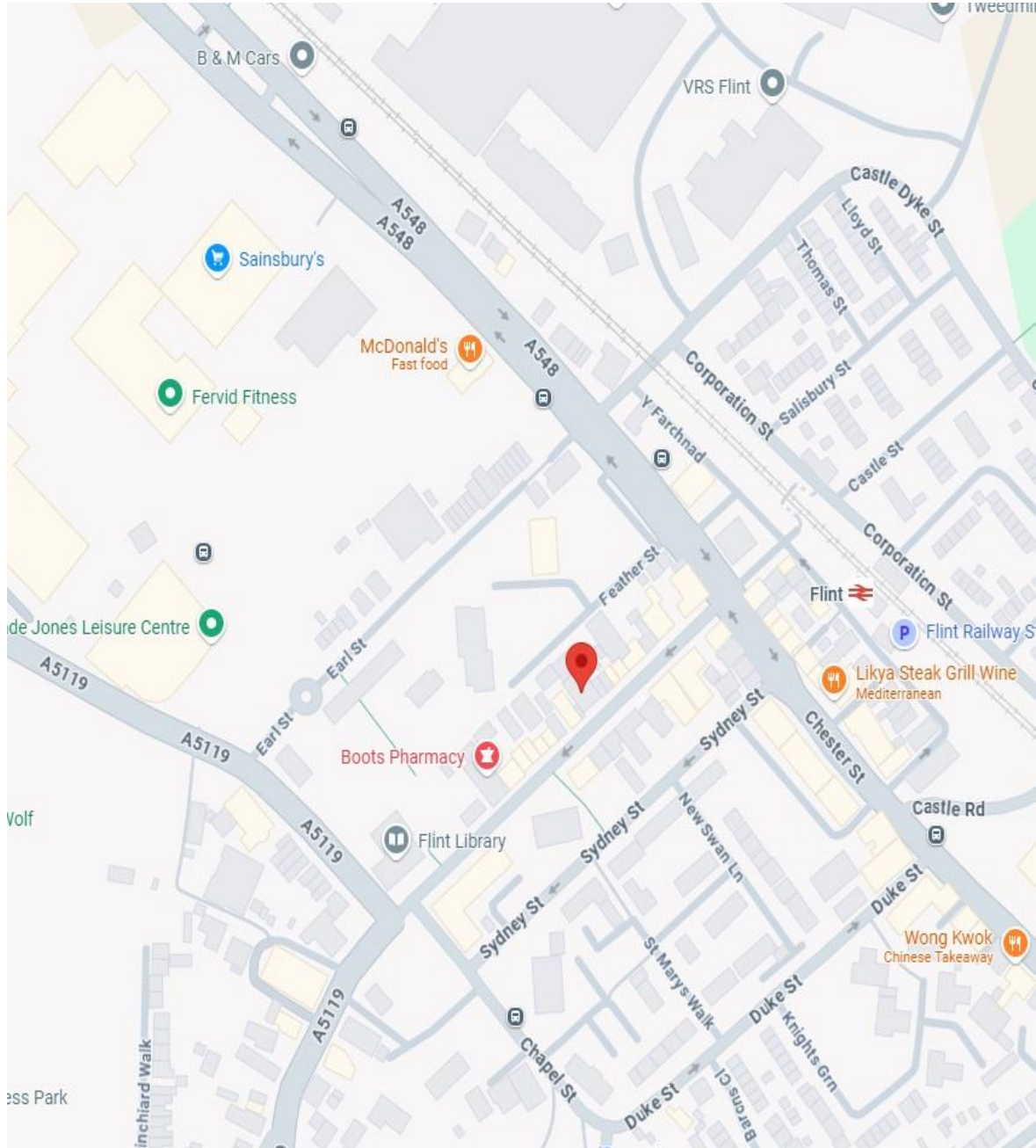
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Vat

VAT will be applicable to this transaction.

#### Viewing

Strictly by appointment through Llyr Emanuel, Emanuel Oliver, [llyr@emanueloliver.com](mailto:llyr@emanueloliver.com) 07795 348079.



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