

TO LET RETAIL UNIT

QUAY SHOPPING CENTRE

Ffordd Llanarth
Connah's Quay, Clwyd
CH5 4WL

AVAILABLE UNIT
UNIT K

999 sq.ft
(98.2 sq.m)

Total
Development
19,764 sq.ft
(1,836 sq.m)

- Popular local shopping centre
- Free onsite customer parking
- All uses will be considered subject to planning
- Shopping centre anchored by Morrisons Food Store and Home Bargains

Occupiers include:



Card Factory

home bargains

 **Barnardo's**





Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

The site plan shows a large rectangular building complex. The main building is labeled 'Morrisons' with the logo 'Since 1899'. To the left of the main building is a smaller building labeled 'home bargains UNIT G'. To the right of the main building is a smaller building labeled 'Morrisons cardfactory'. The plan also shows a parking area with several spaces marked. The street 'MAENGWYN AVENUE' is shown at the bottom right. The plan is titled 'Site Plan' in the top left corner.

Unit C	Hays Travel
Unit D	Card Factory
Unit E	Morrisons Pharmacy
Unit F	Fish & Chip Shop
Unit F1	Nail Bar
Unit G	Home Bargains
Unit H	The E-Cig Store

Unit I	Barnardos
Unit J	Quayside Opticians
Unit K	AVAILABLE
Unit L	Claire House
Unit M & N	New Restaurant Opening Soon

Site Plan

Unit K



Available Unit

UNIT K	sq.ft	sq.m
UNIT SIZE	999	92.8
RENT	£19,000	
SERVICE CHARGE	£2,660 + VAT	
RATEABLE VALUE	£15,250	
EPC	D	

Description

The property comprises a modern ground floor retail unit with sales space to the front and ancillary space to the rear with rear WC.

Dominant district shopping centre, anchored by a 52,000 sq.ft Morrisons and Home Bargains in popular residential area.

- High footfall shopping centre
- Positive mix of uses
- A number of large employers within close proximity
- Well maintained centre
- Car parking to the front of the units



FREE
325 car park
spaces

Total Units
13

Local bus
routes
nearby



SAT NAV
CH5 4WL

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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Viewing

Strictly via prior appointment with the appointed agents:



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