

TO LET RETAIL UNIT

QUAY SHOPPING CENTRE

Ffordd Llanarth
Connah's Quay, Clwyd
CH5 4WL

- 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

AVAILABLE
UNIT
UNIT F1
1,126 sq.ft
(104.6 sq.m)
SUBJECT TO VP

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

Refurbished
Unit with
Takeaway use

Occupiers include:



Card Factory

home bargains

 **Barnardo's**





Popular residential area

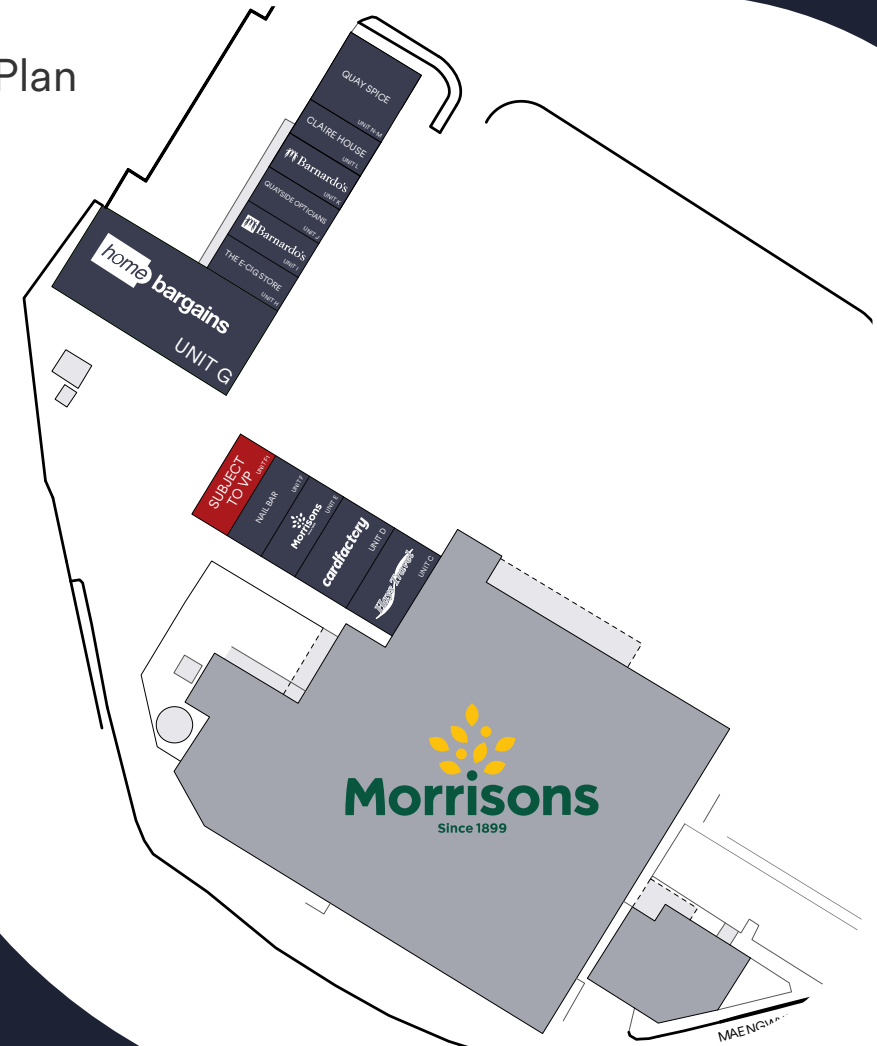
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About the area

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.

Deeside College is a big employer in the town along with Connah's Quay power station. The Deeside industrial estate, one of the largest such complexes in the region as well as Tata steelworks which is on the town's border on the north bank of the River Dee.

Site Plan



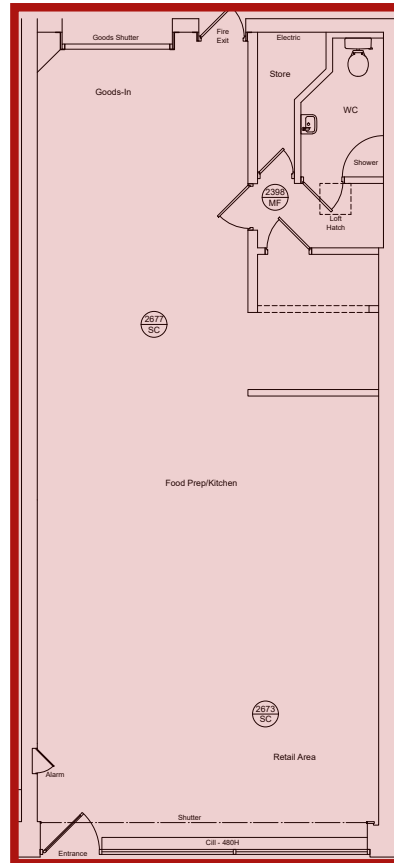
List of Occupiers

| | |
|---------|--------------------|
| Unit C | Hays Travel |
| Unit D | Card Factory |
| Unit E | Morrisons Pharmacy |
| Unit F | Nail Bar |
| Unit F1 | VACANT |
| Unit G | Home Bargains |
| Unit H | The E-Cig Store |

| | |
|----------|--------------------|
| Unit I | Barnardos |
| Unit J | Quayside Opticians |
| Unit K | Barnardos |
| Unit L | Claire House |
| Unit N-M | Quay Spice |

Floor Plan

Unit F1



Unit F1 Ground Floor Plan
1126 sq ft

Available Unit

| UNIT F1 | sq.ft | sq.m |
|----------------|---------|-------|
| UNIT SIZE | 1,126 | 104.6 |
| RENT | £23,000 | |
| SERVICE CHARGE | £3,667 | |
| EPC | C | |

All fees are exclusive of VAT

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. This is a refurbished Unit previously used as takeaway premises.

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



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Clwyd, CH5 4WL

Viewing

Strictly via prior appointment with the appointed agents:



Jon Lovelady
M: 07717 661389
E: jon@barkerproudlove.co.uk



Dan Wild
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Mindy Bishop
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E: mindy.bishop@bacommercial.com



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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