TO LET

19a Station Road, Queensferry, CH5 1SU

1,052 SQ FT (97.7 SQ M)

- ATTRACTIVE FIRST FLOOR OFFICE
- CLOSE TO LOCAL AMENITIES
- PARKING CLOSE BY
DESCRIPTION
The property comprises an attractive suite of first floor office accommodation. The property is approached from a dedicated entrance off Station Road.

The staircase provides access to the first floor which has been subdivided so as to provide three private offices, a general office and a large open plan office, kitchen and male and female WC’s.

Features include:-
- Double glazing
- Dado trunking
- Computer network (not tested)
- Electrical storage heaters
- Security shutter on ground floor entrance

TERMS
The property is available by way of a new Full Repairing & Insuring lease.

RENT
The property is available at an annual rent of £7,000 per annum.

CAR PARKING
There is a pay and display car park approximately 2 minute walk away with a daily rate of £2.00.

UTILITIES
The property benefits from mains, electric water and telecom supply.

BROADBAND
We have undertaken a check with BT Open Reach and a broadband speed of up to 66 MBPS should be available. Interested parties are strongly advised to make their own investigations.

ENERGY PERFORMANCE CERTIFICATE
The property is currently undergoing an energy assessment and the EPC will be provided at the appropriate time.

BUSINESS RATES
The property has a rateable value of £5,500 and therefore the rates payable are approximately £2,750.

Any ingoing occupier should benefit from Small Business Rates Relief therefore no rates payable.

All occupiers should make their own enquiries to Flintshire County Council.

BUILDING INSURANCE
The landlord will insure the building and recover the premium from tenant.

PLANS/PHOTOGRAPHS
Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS
Each party is to bear their own legal costs.

CODE FOR LEASING BUSINESS PREMISES
Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

VAT
VAT is payable on all sums due the landlord.

VIEWING
By prior appointment through the sole agent, Legat Owen:

Rupert Chadwick Dunbar
01244 408239
rupertchadwickdunbar@legatowen.co.uk

Stephen Wade
01244 408236
stephenwade@legatowen.co.uk
LOCATION

The property is situated on Station Road, Queensferry. Station Road is a busy commercial district popular with independent retail and local professionals. There are a range of nearby amenities readily available. The property enjoys easy access to the A494. The A494 Wales Expressway passes close by offering easy access to the local road network.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited 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 representations 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 the correctness of each of the statements contained in these particulars.

April 2020

SUBJECT TO CONTRACT