

# BUCKLEY (CH7 2EF)

## UNIT 16 BUCKLEY SHOPPING CENTRE

### SHOP UNIT TO LET



#### SITUATION/DESCRIPTION

Central Precinct provides the main shopping facility in Buckley which is situated approximately 10 miles to the west of Chester and 2 miles to the east of Mold.

Central Precinct occupies a prime position in the town centre with excellent public car parking. Retailers within the development include **Iceland**, **Costa**, **Gerrards the Bakers**, **Barnardo's**, **Bevans DIY** and **Superdrug**.

#### ACCOMMODATION

The unit can be let in its current configuration but there is potential to extend at the rear with the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Internal width	9.75 m	32'00"
Shop depth	14.63 m	48'00"
Ground Floor Current	61.97 m <sup>2</sup>	667 ft <sup>2</sup>
Ground Floor Extension	132.70 m <sup>2</sup>	1,428 ft <sup>2</sup>

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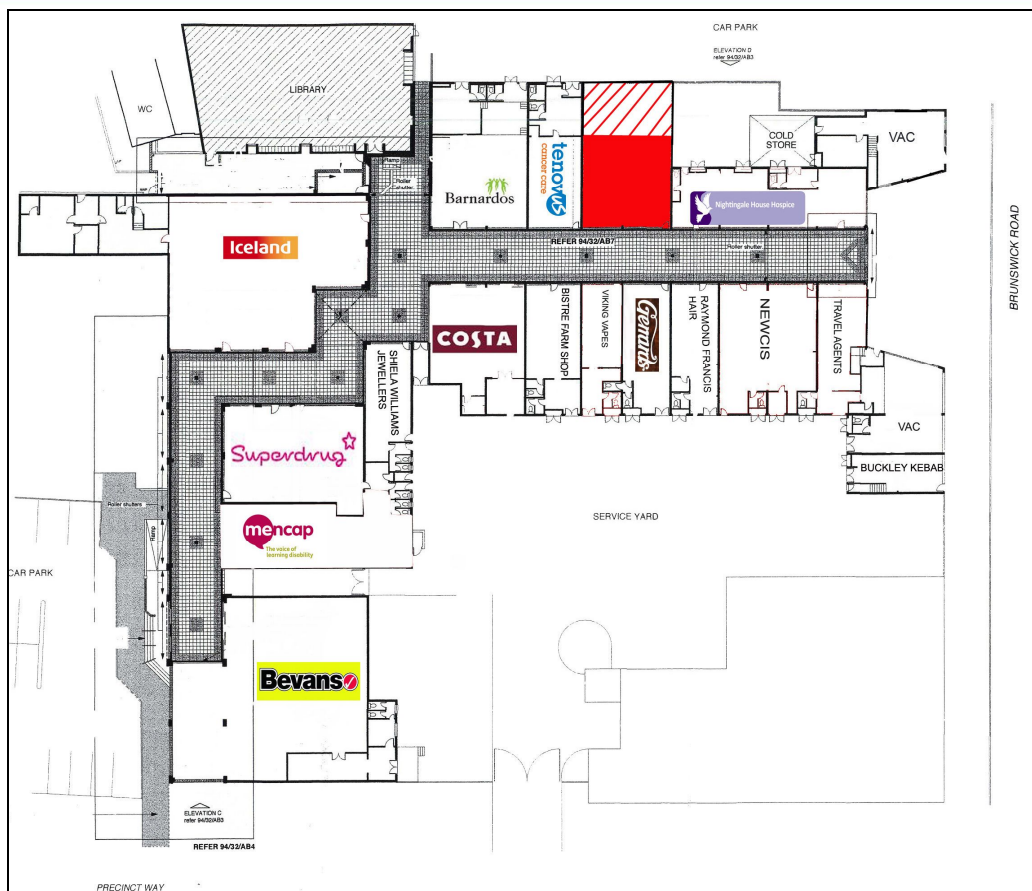
property consultants

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# BUCKLEY

## UNIT 16, BUCKLEY SHOPPING CENTRE



### RENTAL

**£11,000** per annum exclusive of Rates, service charge, insurance and VAT.

**£20,000** per annum exclusive of Rates, service charge, insurance and VAT if the premises were to be extended.

### TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D93  
A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com)

### VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

**Rateable Value 2017**

**£10,500**

For Rates Payable information interested parties are advised to visit [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)  
*Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority*

### VIEWING

All arrangements to view the premises are to be made through Mason Owen, or via our joints agents, Ockleston Bailey, Ref: Hugh Ockleston, 01244 403 444.

**Contact Allie Bainbridge**

**Tel 0151 242 3141**

**Mobile 07884 265 760**

**Email [allie.bainbridge@masonowen.com](mailto:allie.bainbridge@masonowen.com)**



**SUBJECT TO CONTRACT**  
December 2017

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