

# 8-10 DOCK ROAD, CONNAHS QUAY DEESIDE, CH5 4DS



## FOR SALE

- Substantial two storey showroom and commercial premises with yard
- Extending to a total of 6719 sq ft (630 sq m)
- Prominently located and suitable for a variety of purposes
- For sale freehold, offers in the region of £295,000

### Chester

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Grosvenor St, Chester, CH1 1XG

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### North Wales

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## LOCATION

Connahs Quay is a substantial established town in Flintshire, North East Wales. The property itself is located fronting High Street and accessed off Dock Road, a well-established industrial location. Other prominent pockets of employment include the established industrial estates of Ashmount and Castle Park in Flint as well as Europe's largest industrial estate, Deeside Industrial Park, located on the opposite side of the river and accessed via the new bridge. There are good road and rail links available via the Deeside Expressway and Shotton Railway Station, all in close proximity.

## DESCRIPTION

The subject premises are currently configured as two separate two storey properties, including:-

Unit 8 is a substantial commercial property with ground floor retail accommodation and first floor office/showroom accommodation, which is currently occupied under licence by a local club, but can be made available with vacant possession if required. The current tenants pay a rental on an informal basis of £1,000 per calendar month.

Unit 10, which is also a substantial semi-detached two storey commercial building, with rendered brick and block work elevations under a flat felt roof, is currently occupied at part ground and first floor as a furniture showroom and part ground floor as workshop accommodation. Externally there is a secure yard area with 2m brick wall and secure steel access gates.

## ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Unit 8	212.9 sq m	2292 sq ft
Unit 10	411.2 sq m	4427 sq ft
<b>Total</b>	<b>630 sq m</b>	<b>6719 sq ft</b>

## PRICE

The property is available for offers in the region of £295,000.

## TENURE

Freehold

Unit 8 is occupied under an Informal Tenancy at Will at a rental of £1,000 per calendar month by a local club. Vacant possession can be made available if required.

## RATES

Interested parties are advised to contact the Local Rating Authority, Flintshire County Council, Business Rates Department. The agents can provide a guide.

## EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

## SERVICES

All main services are available or connected to the property subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this 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.

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## PLANS/PHOTOGRAPHS

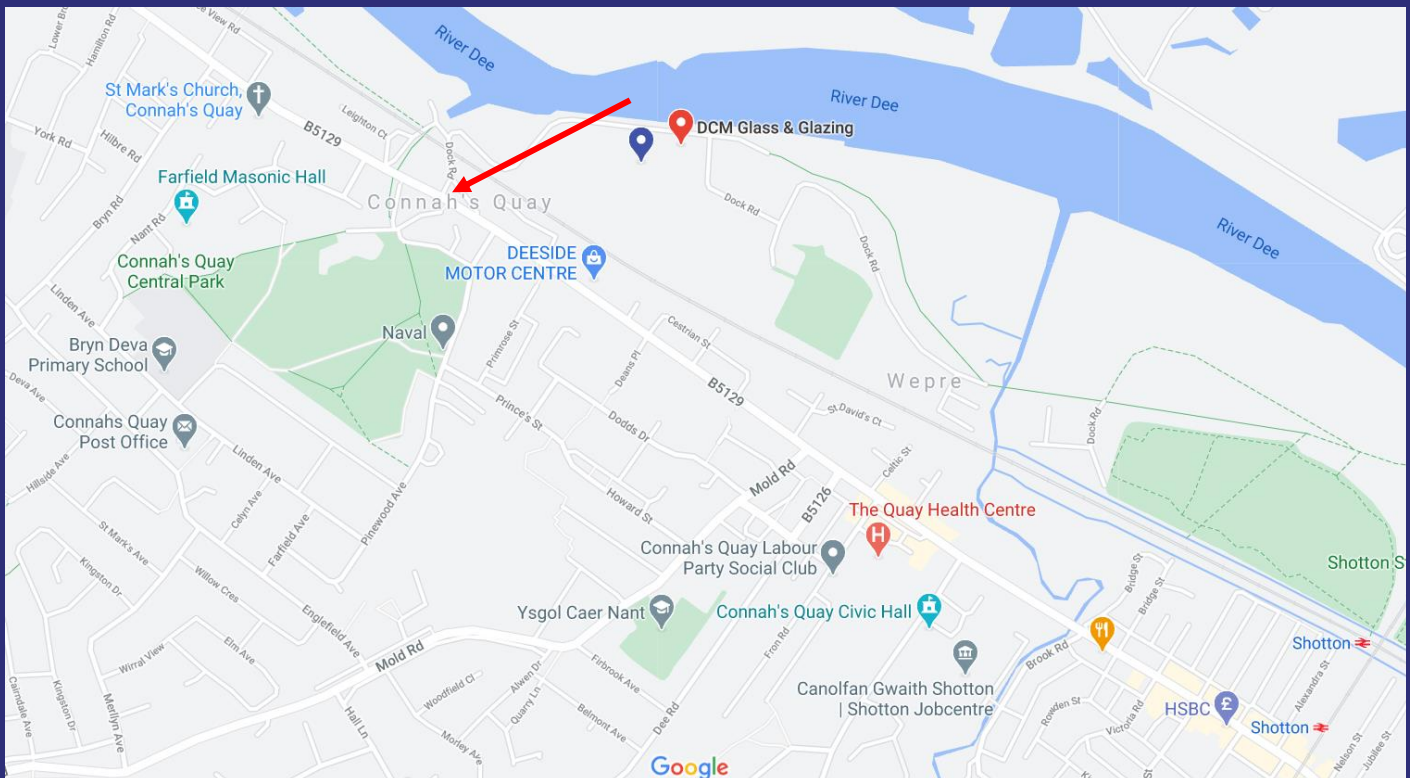
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the sole agents  
BA Commercial, Chester 01244 351212. Ref: SEP20

[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)  
07387 647578

**SUBJECT TO CONTRACT**



## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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