

# Flintshire Retail Park

Holywell Road, Flint, North Wales



## Retail Units to Let

- 121,655 sq ft of open A1 Retail Warehouse
- Prominent location in the heart of Flintshire
- Excellent car parking provision
- Vehicle movements of c.35,000 per week



# Flintshire Retail Park

Holywell Road, Flint, North Wales



## Retail Units to Let

- 121,655 sq ft of open A1 Retail Warehouse
- Prominent location in the heart of Flintshire
- Excellent car parking provision
- vehicle movements of c.35,000 per week

### Location

Flint is the former county town of Flintshire and is located approximately 6 miles north of Mold and 12 miles west of Chester. The town has a population of approximately 13,000 people (Source: Focus) but draws from a much wider rural catchment.

The town benefits from a railway station with a direct line to Holyhead to the west, Chester and onwards to London to the east.

Flintshire Retail Park is situated a short walk from the traditional High Street where the majority of occupiers are of either local or regional nature. As such, the park has become a principal retail location for the town and extends to approximately 121,655 sq ft, together with plans to extend this further.

Existing occupiers on the park include Argos, B&M and Poundland whilst the scheme is anchored by the only Sainsburys Food Store in the county.

The scheme benefits from a 460 space car park.

The park sits immediately adjacent to and shares a car park with the Jade Jones Pavilion which is home to the towns library and leisure centre and helps drive significant footfall to the park.





# Flintshire Retail Park

Holywell Road, Flint, North Wales



## Retail Units to Let

- 121,655 sq ft of open A1 Retail Warehouse
- Prominent location in the heart of Flintshire
- Excellent car parking provision
- vehicle movements of c.35,000 per week





# Flintshire Retail Park

Holywell Road, Flint, North Wales



## Retail Units to Let

- 121,655 sq ft of open A1 Retail Warehouse
- Prominent location in the heart of Flintshire
- Excellent car parking provision
- vehicle movements of c.35,000 per week



## Unit A1B

Ground Floor Sales	5,871 sq ft	545.4 sq m
--------------------	-------------	------------

## Unit B

Ground Floor Sales	8,195 sq ft	761.3 sq m
--------------------	-------------	------------

## Terms/Lease

The units available by way of an effective full repairing and insuring lease for a minimum term of 10 years.

## Service Charge

There is a service charge payable which currently amounts to approximately £1.40 psf.

## Assessments

Enquiries to Flintshire County Council confirm the property is assessed as follows:

UNIT A1B  
Rateable Value £60,500  
Rates Payable £31,097

UNIT B  
Rateable Value £84,000  
Rates Payable £31,120

Interested parties are advised to make their own enquiries on 01352 752121.

# Flintshire Retail Park

Holywell Road, Flint, North Wales



## Retail Units to Let

- 121,655 sq ft of open A1 Retail Warehouse
- Prominent location in the heart of Flintshire
- Excellent car parking provision
- vehicle movements of c.35,000 per week

## EPC

An Energy Performance is in the process of being prepared and will be made available to interested parties.

## Legal costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## Vat

Prices, outgoings and rentals are subject to VAT.

Subject to Contract 2018

## Viewing

Viewing and further information strictly by prior arrangement with Vicki Cook, Hollins Murray Group 0161 929 9666  
Craig Hudson / Will Tait, Curson Sowerby Partners LLP 0161 819 1220  
James Lutton / Sandy Ratcliffe, Legat Owen 01244 408 200

0161 819 1220

csp

CURSON SOWERBY PARTNERS LLP



0161 929 5666  
info@hollinsmurray.co.uk

**LegatOwen**  
CHARTERED SURVEYORS

**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2018. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)



## Photographs and Plans

Any photographs and plans in this iBrochure were correct at the time of production and are for reference, rather than fact.