

BUCKLEY (CH7 2EF)

UNIT 20 BUCKLEY SHOPPING CENTRE

SHOP UNIT TO LET – SUITABLE FOR A3 SUBJECT TO PLANNING



SITUATION/DESCRIPTION

Buckley Shopping Centre 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.

The centre 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** as well as a number of independent retailers.

ACCOMMODATION

The unit is to be extended at the rear and will be arranged on ground floor only with the following approximate areas and dimensions:

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor Sales	91.57 m ²	986 ft ²
First Floor	58.34 m ²	628 ft ²

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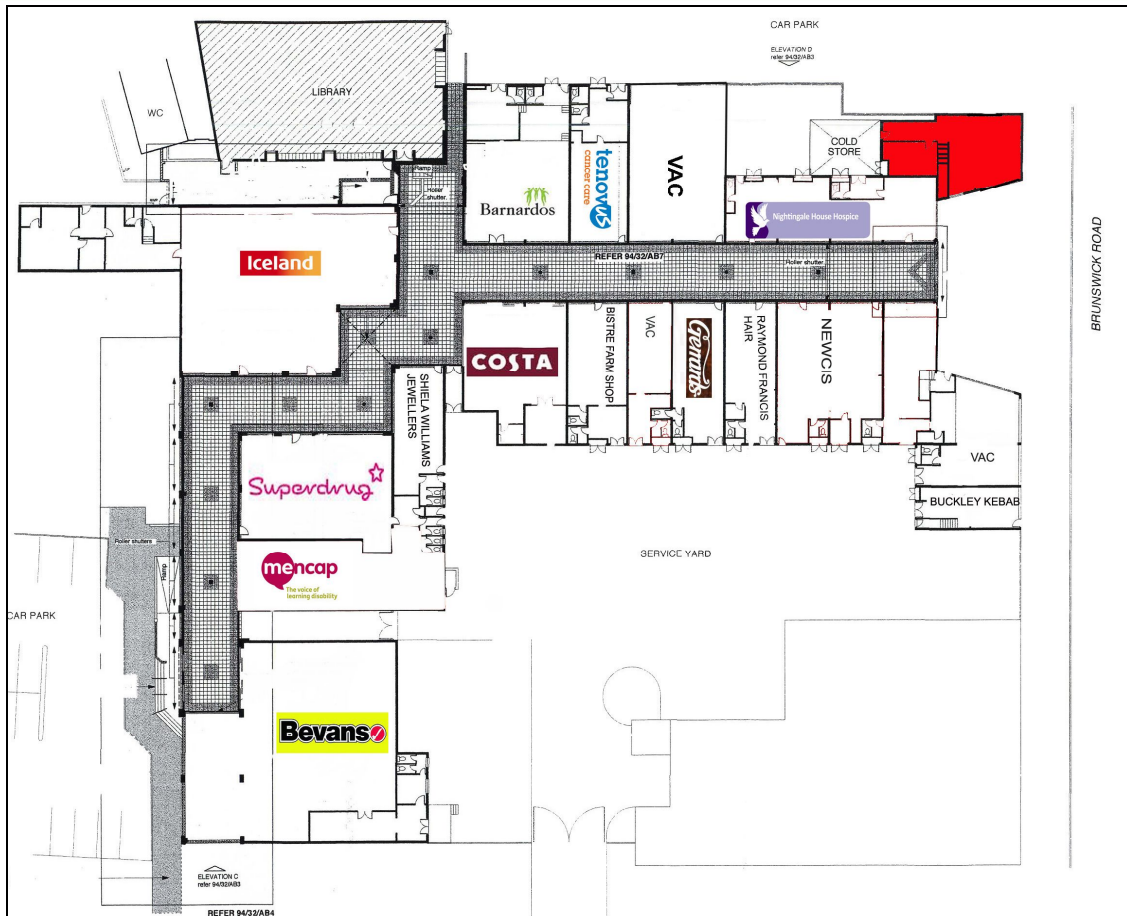
property consultants

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Gladstone House, 11 Union Court, Liverpool L2 4UQ.
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BUCKLEY

UNIT 20, BUCKLEY SHOPPING CENTRE



RENTAL

£18,000 per annum exclusive of Rates, service charge, insurance and VAT.

SERVICE CHARGE

There is a service charge payable.

TENURE

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

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

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E108

A full copy of the EPC is available at 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.

VIEWING

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

Contact

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Mobile

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SUBJECT TO CONTRACT

Details produced January 2018

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