



# FOR SALE

## PROMINENT UNIT

### Ground Floor Area 1,355 sq.ft. (125.94 sq.m.)

9 Brunswick Road, Buckley, CH7 2ED

- Located in the town of Buckley, Flintshire in North East Wales.
- The subject property is situated on the retail pitch of Brunswick Road
- Arranged over ground and basement level
- Vacant residential dwelling at first floor
- Neighbouring occupiers include Rowlands Pharmacy, Spar Convenience Store and the Post Office.

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9 Brunswick Road  
Buckley  
CH7 2ED



#### Areas

Ground Floor	1,355 sq.ft. (125.94 sq.m.)
Basement	383 sq.ft. (35.59 sq.m.)
First Floor	Residential Flat

#### Tenure

Freehold.

#### Price

Offers in excess of £150,000.

#### New Lease

£15,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings for a new Full Repairing & Insuring lease.

#### Rates

Rateable Value £13,500

#### Legal Costs

Each party to be responsible for their own legal costs.

#### EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

#### Viewing

Strictly through the agent:

Peter Burke

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