52-54 CHESTER ROAD EAST SHOTTON, CH5 1QA



FOR SALE

- Investment opportunity
- Detached solicitor's office building
- Potential redevelopment
- Rental £20,700 pax
- £205,000, no VAT
- 9.87% net yield



Chester

BA Commercial, 2 Friarsgate, Grosvenor St, Chester, CH1 1XG

- 01244 351212
- **E** enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House, The Roe, St Asaph, LL17 OLT

- 1 01745 330077
- www.bacommercial.com

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LOCATION

The property occupies a prominent position close to the centre of Shotton, which forms part of the Deeside conurbation. The property has main road frontage (A548) and is surrounded by commercial and residential developments.

Please refer to location plan.

DESCRIPTION

The property comprises a detached part two and single storey building, constructed of brick rendered elevations, beneath a series of slate roofs, with a single storey rear extension under a reinforced concrete flat roof. The property comprises an older style cellular accommodation at ground and first floor level, with storage at ground floor rear.

The property occupies a 0.13 acre self-contained site with good vehicular access and front and rear car park providing a total of 11 car parking spaces.

The property may have the potential for future redevelopment in to residential units subject to planning.

ACCOMMODATION/AREAS

SQ M	SQ FT
167.51	1,803

PURCHASE PRICE

£205,000, no VAT

TENURE

Freehold subject to existing occupational lease.

LEASE

The property is occupied by E.A. Harris & Co Ltd who have been operating in the area for 100 years.

The premises are held on the balance of a 20 year lease from 8th January 2007 on tenants Full Repairing and Insuring terms. The current rental is £20,700 per annum.

RATES

The VOA website confirms the property has a Rateable Value of £11,250

Interested parties are advised to contact the Local Rating Authority, Flintshire County Council, Business Rates Department 01352 704848.

EPC

An Energy Performance Certificate is in the process of preperation.

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.

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: HCJUN19

<u>fraser.crewe@bacommercial.com</u> <u>howard.cole@bacommercial.com</u>

SUBJECT TO CONTRACT



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01244 351212

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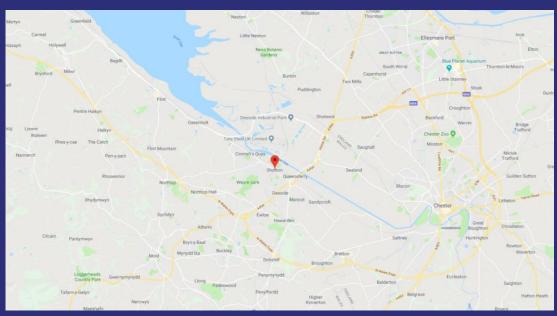
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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be
- correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
 all rentals and prices are quoted exclusive of VAT.

