

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W 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 preparation.

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
fraser.crewe@bacommercial.com
howard.cole@bacommercial.com

SUBJECT TO CONTRACT

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