

# Flintshire Retail Park

Holywell Road, Flint, North Wales



NEW 10 YEAR LEASE TO

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## 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



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## 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.





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### Unit A1B

Ground Floor Sales	5,871 sq ft	545.4 sq m
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### Unit F

Ground Floor Sales	15,000 sq ft	1,393.5 sq m
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### Unit K

Ground Floor Sales	5,708 sq ft	530.5 sq m
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## 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 £30,492

### UNIT F

Rateable Value £138,000

Rates Payable £69,552

### UNIT K

Rateable Value £63,000

Rates Payable £31,752

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

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## 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 November 2019

## Viewing

Viewing and further information strictly by prior arrangement with  
Josh Moores / 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**  
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**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

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## Photographs and Plans

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