



To Let
£21,000 p.a. exclusive

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Can you spare a few hours per week to help this shop?
Allwch chi sbario ychydig orau'r wythnos i helpu'r shop hon?

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Modern Ground Floor Retail Unit

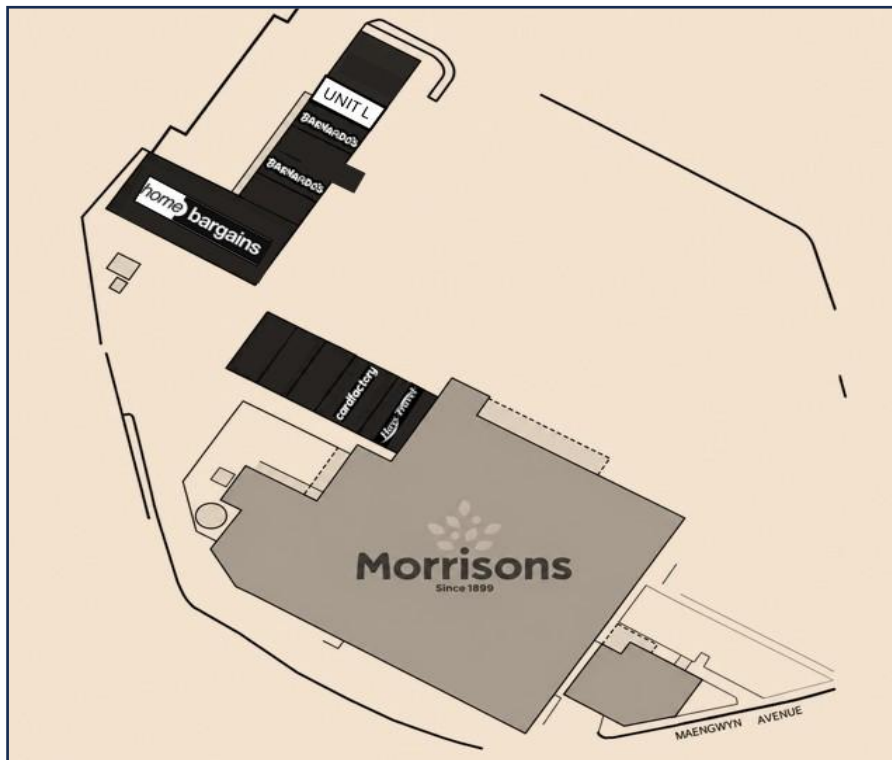
1,003 SQ FT (93.18 SQ M)

UNIT L, FFORDD LLANARTH QUAY SHOPPING CENTRE, CONNAH'S QUAY, DEESIDE, FLINTSHIRE, CH5 4WL

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Modern ground floor retail unit
- Located on an established retail park
- Situated in a popular residential area and close to local bus routes
- Nearby occupiers include Morrisons, Home Bargains, Hays Travel and Card Factory
- May suit a range of other uses - subject to planning permission
- Free on-site customer car parking
- New lease
- £21,000 per annum exclusive



LOCATION

The property is located Quay Shopping Centre in Connah's Quay, the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

The property is located within a dominant district shopping centre, in a popular residential area. Nearby national occupiers include Morrisons, Home Bargains, Hays Travel and Card Factory.

DESCRIPTION

The property comprises a modern ground floor retail unit, totalling approximately 1,003 sq ft and extends to provide for an open-plan sales area, with additional accommodation and ancillary space/WC facilities to the rear.

Previously utilised as a charity shop and is decorated with slatted walls, laminate floor covering and is set beneath a suspended ceiling with inset LED panel lighting. To the rear, the property benefits from an electronically operated roller shutter door for loading.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit L - Ground Floor Only	93.18	1,003

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £21,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge is levied to cover the cost of management and maintenance of the common site area. The current annual service charge for the unit is £2,778 plus VAT and is reviewed annually.

The Landlord will insure the premises the premiums to be recovered from the tenant. The current year's premium is approx. £275 plus VAT per annum.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £16,250, with effect from 1st April 2026. The Standard Business Rate multiplier for commercial properties in Wales for the 2026/2027 financial year is 0.502 pence in the £, with a reduced rate of 0.350 pence in the £ available for eligible retail properties and qualifying small business relief categories. **Interested parties are advised to clarify the rates payable for the property directly with the Local Rating Authority (Flintshire County Council).**

PLANNING

It is the responsibility of the ingoing Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Flintshire County Council).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(60). The certificate is valid until 22nd February 2032. A full copy of the Report is available upon request.

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ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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