

**86-88 THE HIGHWAY  
HAWARDEN, FLINTSHIRE, CH5 3DJ**



**FOR SALE**

- Substantial office/commercial building
- Situated in attractive Hawarden location
- Comprising two connected building providing 344.8 sq m (3718 sq ft) plus extensive rear parking
- Previously operating as a successful multi-let office complex
- Suit existing or alternative use, subject to planning
- Available in the region of £345,000 no VAT

**Chester**

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Grosvenor St, Chester, CH1 1XG

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**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**North Wales**

BA Commercial, Hanover House,  
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**W** [www.bacommercial.com](http://www.bacommercial.com)

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## HAWARDEN, FLINTSHIRE, CH5 3DJ

### LOCATION

Hawarden is an attractive commuter village situated some seven miles to the west of Chester within Flintshire and close to the English/Welsh border.

Hawarden is readily accessible for the A55 (T) North Wales Expressway the principal route through North Wales within two miles and the centre of the village comprises an attractive Conservation Area which includes Hawarden Castle, and also the renowned Gladstone Library, all within close proximity of the subject premises. The village railway station is close by providing links to the region.

The village is within close proximity of the substantial Airbus plant at Broughton and also the Broughton Retail Park which is now a major shopping and leisure destination on the outskirts of Chester. The property is close to centre of the village adjoining a dental surgery and Station Lane, as shown on the attached plan.

### DESCRIPTION

The premises comprise two linked commercial buildings and are generally of brick construction beneath pitched slated roofs with some rendering. In addition there is a further warehouse/storage extension to the rear.

The larger building, 86 The Highway, comprises offices on ground and first floor in compartmented suites, together with the usual kitchen and w/c facilities. The offices incorporate basic heating and lighting and would benefit from general upgrading.

88 The Highway comprises a smaller shop/office building with separate front entrance over two main floors, having been latterly occupied as a Beauticians.

To the outside, and approached from Station Lane, is a good sized surfaced car parking area, which is capable of accommodating 10-12 vehicles.

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Ground – first floor offices	290.9	3132
Ground floor storage	53.9	581
<b>Total</b>	<b>344.80</b>	<b>3713</b>

\*based on VOA floor areas

### SERVICES

All mains services are available or connected subject to statutory regulations.

### TENURE

Freehold with vacant possession on completion.

### PRICE

Offers are invited in the region of £345,000 for the freehold interest.

### RATES

The VOA website confirms the property has a variety of small Rateable Values based on a multi-letting situation. A summary of this can be provided if required in due course.

A revised assessment is likely to be required for single occupation.

### EPC

The Energy Performance Certificate is in the course of preparation.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### PLANNING

B1 office use, further details for requiring alternative uses should be directed to the local Planning Authority, Flintshire County Council on 01352 702100.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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### 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.

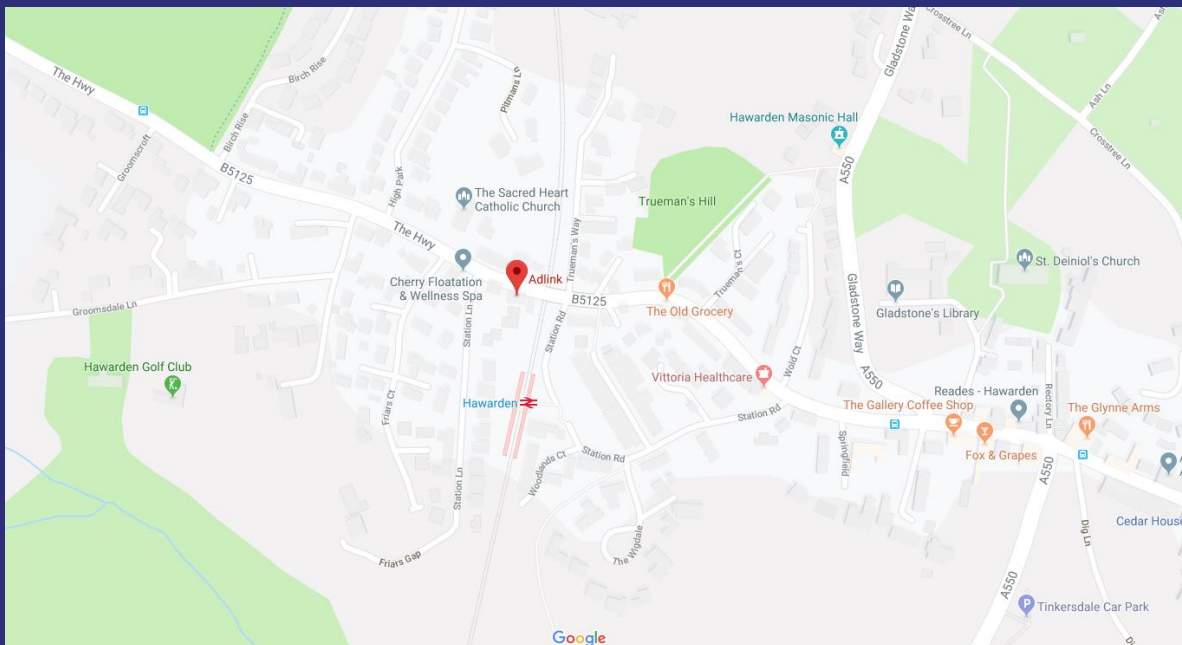
### PLANS/PHOTOGRAPHS

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: justin.rice-jones@bacommercial.com & robbie.clarke@bacommercial.com

### SUBJECT TO CONTRACT



### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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