

THE OLD COURTHOUSE

GLYNNE WAY, HAWARDEN, CH5 3NF



FOR SALE

- Substantial Commercial Property
- Attractive village location – Hawarden
- Previously operated as an office
- Suitable for existing or alternative uses - Subject to Planning
- Price - £295,000

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

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LOCATION

Hawarden in an attractive commuter village situated some 7 miles to the west of Chester within Flintshire and close to the English/Welsh border. Hawarden is readily accessible from the A55(T) North Wales Expressway, the principal route through North Wales within 2 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 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 near to the Health Centre and a firm of Architects.

Please refer to location plan.

DESCRIPTION

The property comprises a traditional semi-detached building of red brick construction beneath a pitched main roof, the property having been extended to the rear, with a large two storey flat roof extension.

The property has the benefit of pedestrian access from the front elevation and directly from the car park to the rear.

The property has been unoccupied for a short while, and is in need of refurbishment, however it provides a good base opportunity with a mixture of cellular and open plan space.

There are three car parking spaces to the rear.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Net internal floor area	262.7	2,828

TENURE

Freehold with vacant possession upon completion.

PRICE

Offers invited in the region of £295,000.

RATES

The VOA website confirms the property has a Rateable Value of £8,200

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

EPC

The Energy Performance Asset Rating for this property is D – Certificate Reference Number: 0601-0049-3230-8100-7103

A full copy of the Energy Performance Certificate is available upon request from the agents.

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.

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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

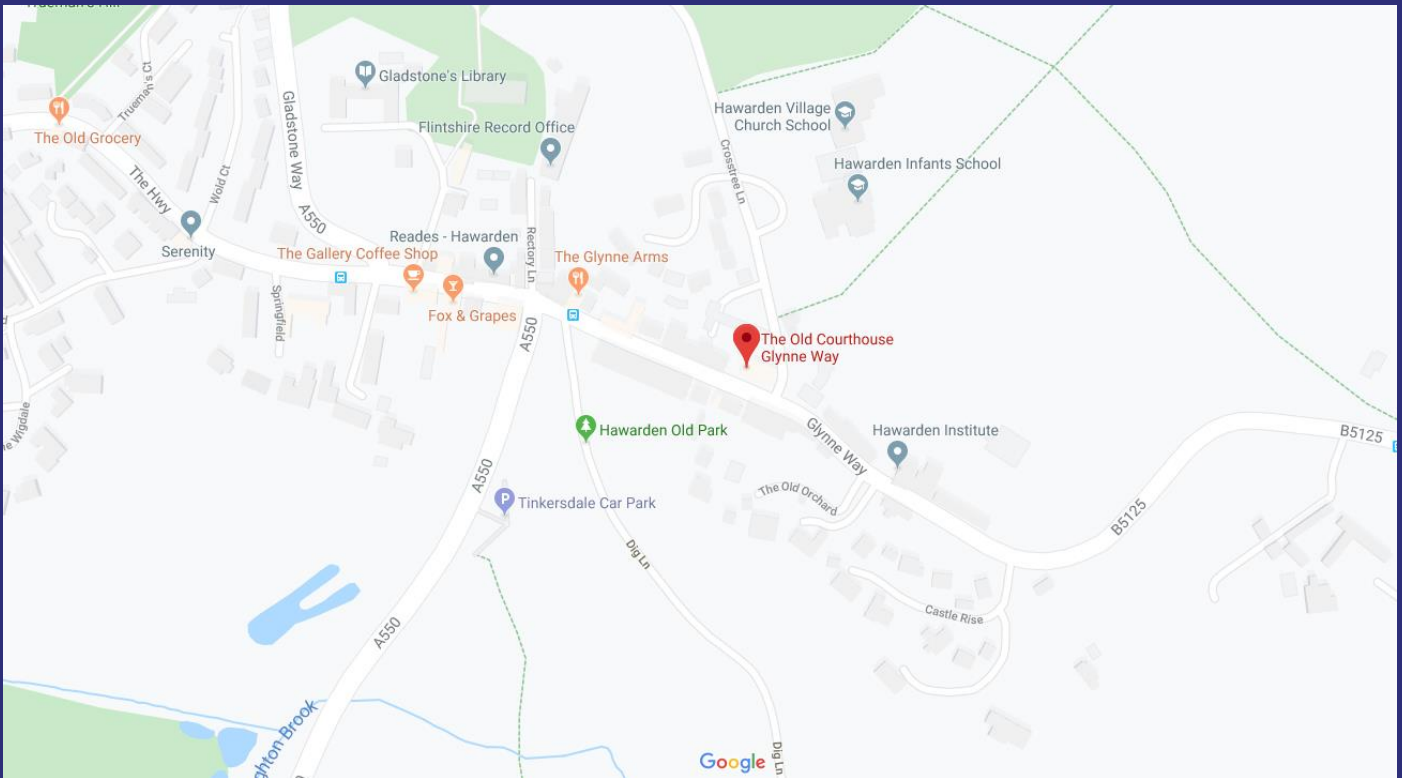
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.
Ref: FC December 2019

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SUBJECT TO CONTRACT



IMPORTANT NOTICE

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