

TRELAWNEY SQUARE, FLINT, CH6 5NN



FOR SALE

- Offers Over £215,000
- High Profile Town Centre Prime Corner Location
- Recently Refurbished
- Available for Redevelopment subject to planning
- Former HSBC Bank

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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W www.bacommercial.com

BA Commercial
Chartered Surveyors

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LOCATION

The property is situated at the corner of Church Street and Chester Street. This is the heart of Flint's prime retail area. Chester Street also forms part of the A548 main Coast Road with high volume of passing traffic. Public car parking is also available close by along with a small parking area at the rear of the building

DESCRIPTION

Recently Refurbished Three Storey substantial ex bank premises providing return dual frontage at ground floor together with ancillary office space / staff accommodation to the first and second floors. The ground floor has been refurbished and provides a good-sized customer facing reception with a large meeting room. The Bank still hosts features such as the old vault and safe deposit boxes.

There is also a yard area at the rear with frontage and gated access from Church Street. This allows for parking areas and a separate access to be formed to split the upper floors which in turn would assist with the redevelopment of the property.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Ground Floor	100	1072.65
First Floor	11	121.08
Second Floor	86	922.56
Total	197	2116

PRICE

Offers over £215,000 for the freehold

RATES

The VOA website confirms the property has a Rateable Value of £14,000

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

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.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

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

EPC

The Energy Performance Asset Rating for this property is D Certificate Reference Number: 9746-3068-0730-0900-0971

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

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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VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

Tom.hill@bacommercial.com

07984225241

SUBJECT TO CONTRACT

Chester

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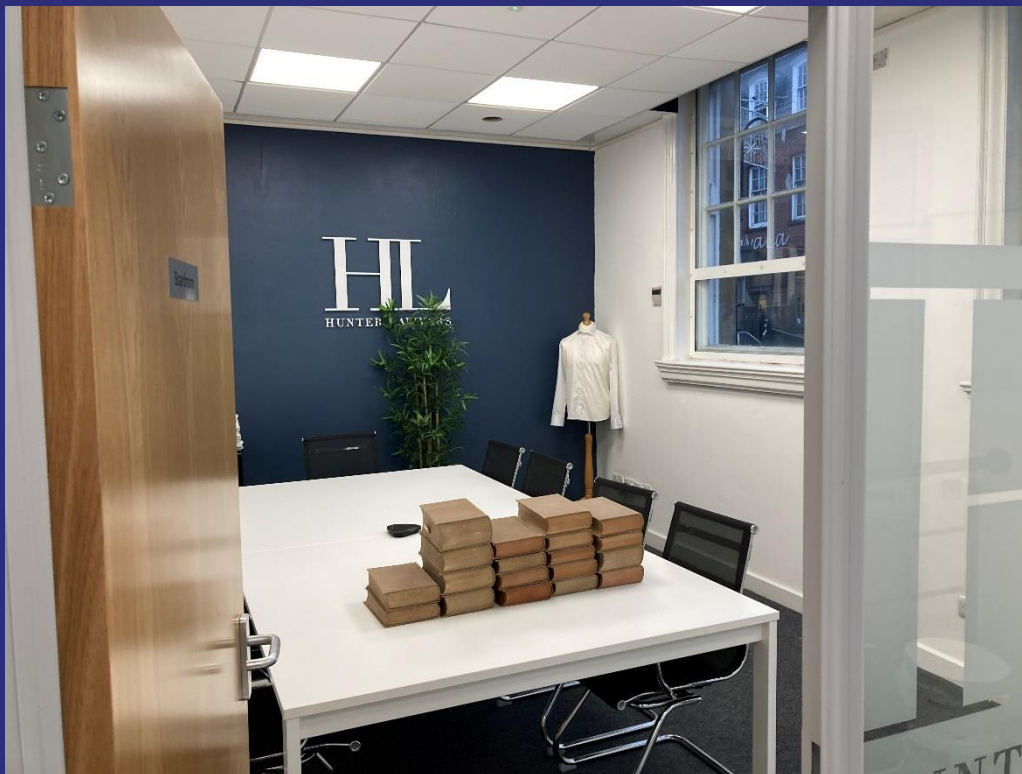
North Wales

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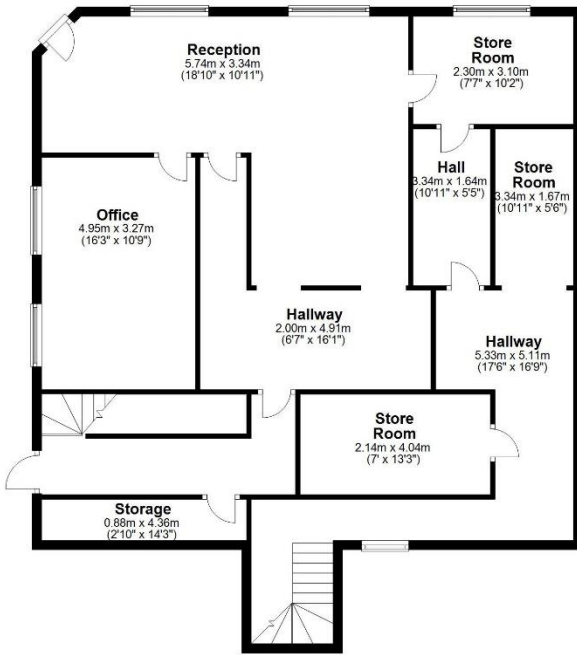
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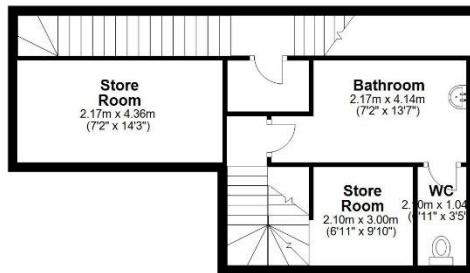
Ground Floor

Approx. 117.2 sq. metres (1262.0 sq. feet)



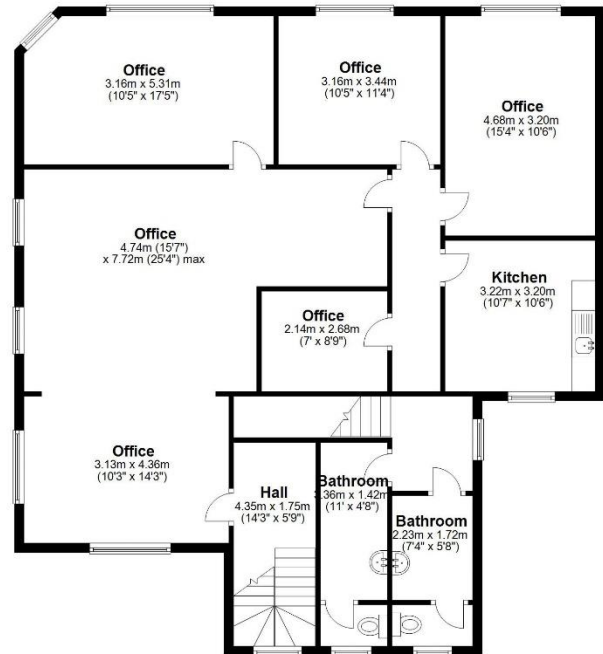
First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Second Floor

Approx. 138.9 sq. metres (1495.4 sq. feet)



Total area: approx. 297.2 sq. metres (3199.4 sq. feet)

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
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