

38 CHURCH STREET

FLINT, CH6 5AE



SHOP TO LET

- Prime retailing location on Church Street
- Opposite Iceland
- Suitable for an office or retail, subject to planning

Chester

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

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North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

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LOCATION

The property occupies a good retailing location at the heart of Flint, which is within easy reach of the A55.

Church Street forms a prime retailing pitch within the town and the shop occupies a good retailing position opposite Iceland, with other retailers close by including Hays Travel and the Post Office.

The property can be more readily identified from the attached plan.

DESCRIPTION

The shop/office comprises a front sales/office with rear office, kitchenette and w/c facilities.

ACCOMMODATION/AREAS

Internal width	3m	9'10"
Sales depth	8.4m	27'7"
GF Sales	24.62 sq m	265 sq ft
Kitchen	1.6 sq m	17 sq ft

RENTAL

£6,500 pa

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

TENURE

The property is available on an effectively full repairing and insuring lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £4,550

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-81.

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.

PLANNING

The property currently has a B1 office use. Verbal enquiries of the local Authority indicate that change of use to A1 would be recommended for approval. An application is being made by the landlord.

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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

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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.

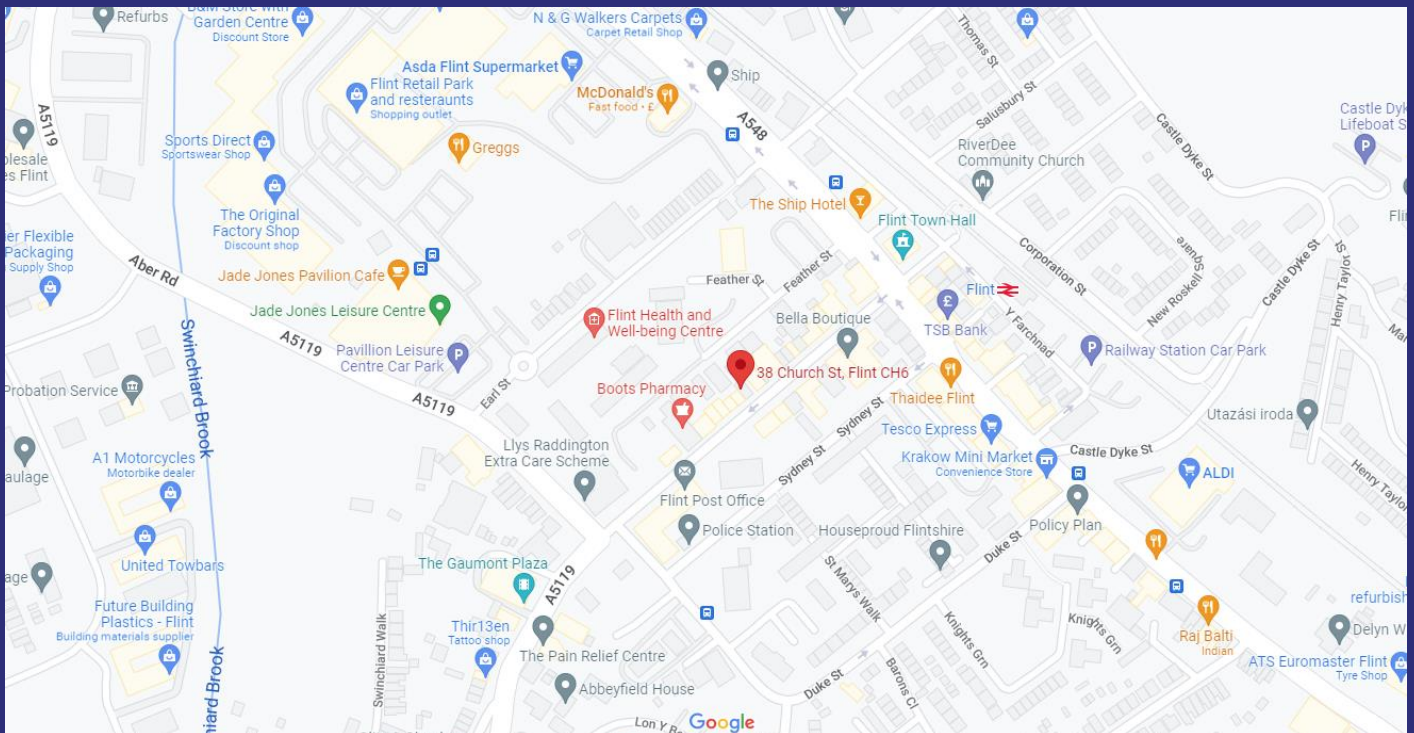
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: June 2022

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SUBJECT TO CONTRACT



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.
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