

#### LOCATION

Penyffordd is a popular village on the outskirts of Chester, located approximately 7 miles west of the city centre. It has a population of approximately 5,000 and has grown substantially in recent years through significant residential development.

Penyffordd is easily accessible being located on the A550 just 1½ miles south of the junction with the A55 North Wales Expressway.

The property is situated within the attractive village centre on Hawarden Road, approximately 180 yards from the busy Spar convenience store.

#### DESCRIPTION

Originally constructed as a shop, the premises have most recently been used as offices and are subdivided to provide 2 offices suites, a reception area, kitchen, storeroom and W.C. The premises have gas central heating.

The premises are suitable for retail or office use. The space could be opened-up by removing the stud-partitioned walls if required and a shop front could be added.

#### ACCOMMODATION

Retail/Office Area	418 sq ft (38.84 sq m)
Storage	63 sq ft (5.83 sq m)
<b>Total NIA</b>	<b>481 sq ft (44.67 sq m)</b>

#### EPC

Energy Performance Certificate is available on request and the rating is C65.

#### LEASE TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### QUOTING RENT

£8,700 per annum (£725 pcm) exclusive.



#### VAT

The property is not currently elected for VAT.

#### RATING

Rateable Value (RV)            £2,950

As the RV is below £6,000 the property qualifies for 100% small business rates relief.

#### PLANNING

The property currently has a B1 Business planning consent, meaning it can be used as offices. Flintshire County Council have confirmed that a change of use to A1 Retail or A2 Financial/Professional Services would be supported. The landlord would be prepared to assist a suitable tenant in obtaining planning consent if required.

#### LEGAL COSTS

Each party to bear their own costs in respect of all legal documentation produced in any transaction.

#### FURTHER INFORMATION

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