

# TO LET

## REDHALL SHOPPING PRECINCT

### CONNAH'S QUAY, DEESIDE, CH5 4TS



#### LOCATION

The subject premises are located within the popular Redhall Precinct Shopping Centre which is located approximately 1 mile west of Shotton in the town of Connah's Quay. Connah's Quay is the largest town in Flintshire and approximately 6 miles west of Chester. The scheme is a busy shopping location benefitting from excellent parking provision and a large residential population within walking distance. The parade of shops at Redhall benefit from the footfall generated by the national occupiers including Rowlands Chemists and McCall's convenience store which has an in store Post Office.

#### DESCRIPTION

The available retail units comprise of ground floor sales area with ancillary accommodation and WC's to the rear. The units benefit from rear service access and security roller shutters.

#### ACCOMMODATION

Unit 3	65.9 sqm	709.3 sqft
Unit 8	58.7 sqm	631.2 sqft

#### LEASE

A new full repairing and insuring lease for a term to be agreed.

#### RENT

Unit 3 - £6,500 per annum exclusive.

Unit 8 - £6,500 per annum exclusive.

#### UNIFORM BUSINESS RATES

Unit 3 Rateable Value: £4,750

Unit 8 Rateable Value: £5,300

Interested parties may be eligible for 100% business rate relief. Parties are encouraged to make their own enquiries with the business rates department of the local authority.

#### EPC

EPC Certificate reference number: TBC

Energy Performance Asset Rating: TBC

#### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Sean Collins-Jones, Hitchcock Wright & Partners.

Ref: SCJ

Tel. No. (0151) 227 3400

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#### Subject to Contract

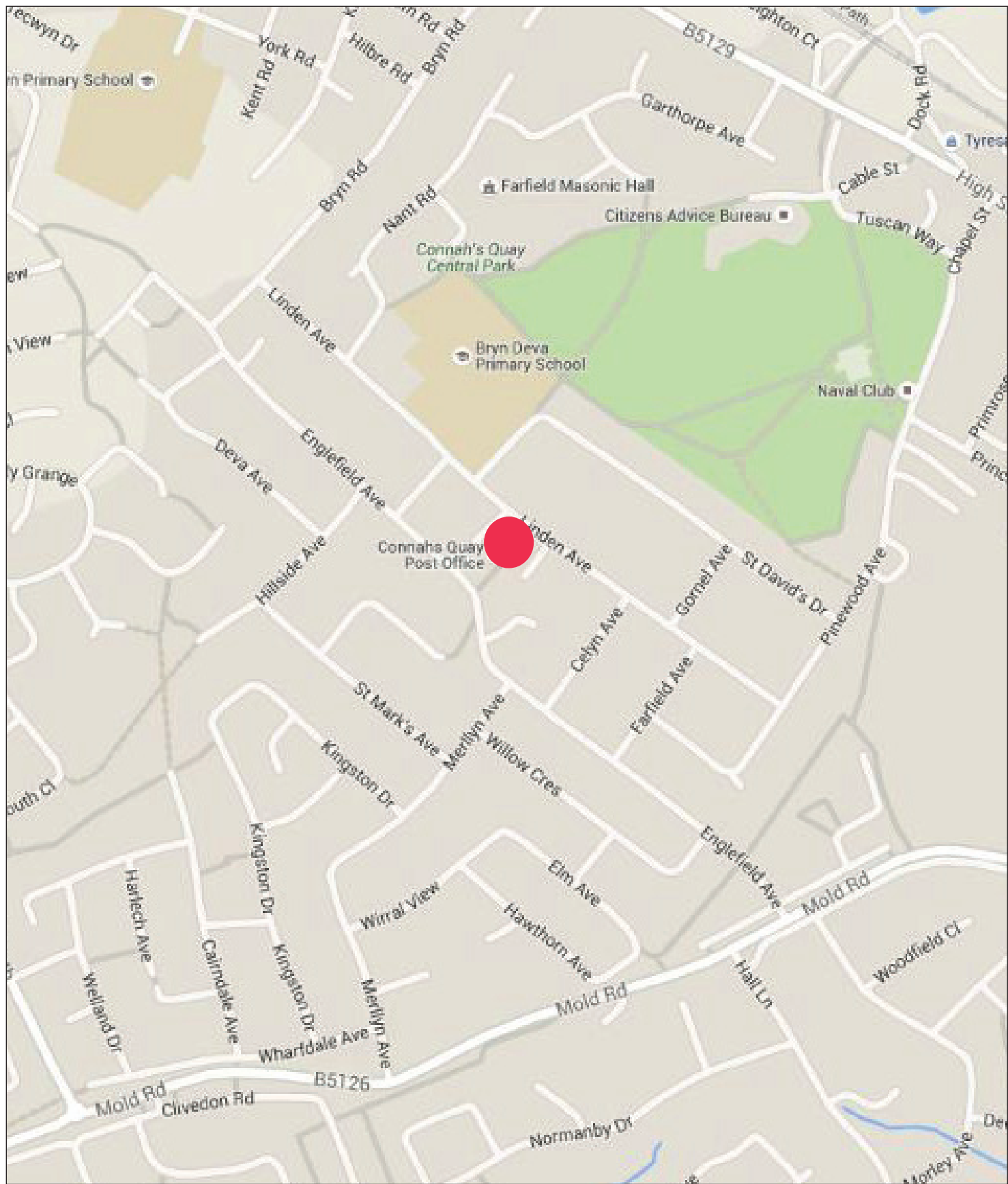
Details Prepared: October 2016

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