

# TO LET

## UNIT 6, 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 McColls convenience store which has an in store Post Office.

### DESCRIPTION

The available retail unit comprises of ground floor sales area with ancillary accommodation and WC to the rear. The unit benefits from rear service access and security roller shutter.

### ACCOMMODATION

Ground Floor Sales	745 sqft	69.24 sqm
Ancillary Storage	143 sqft	13.29 sqm

### LEASE

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

### RENT

£7,000 per annum exclusive.

### UNIFORM BUSINESS RATES

Unit 6 Rateable Value: £6,300

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.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan, Hitchcock Wright & Partners. Ref: CCM/MRK.

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### Subject to Contract

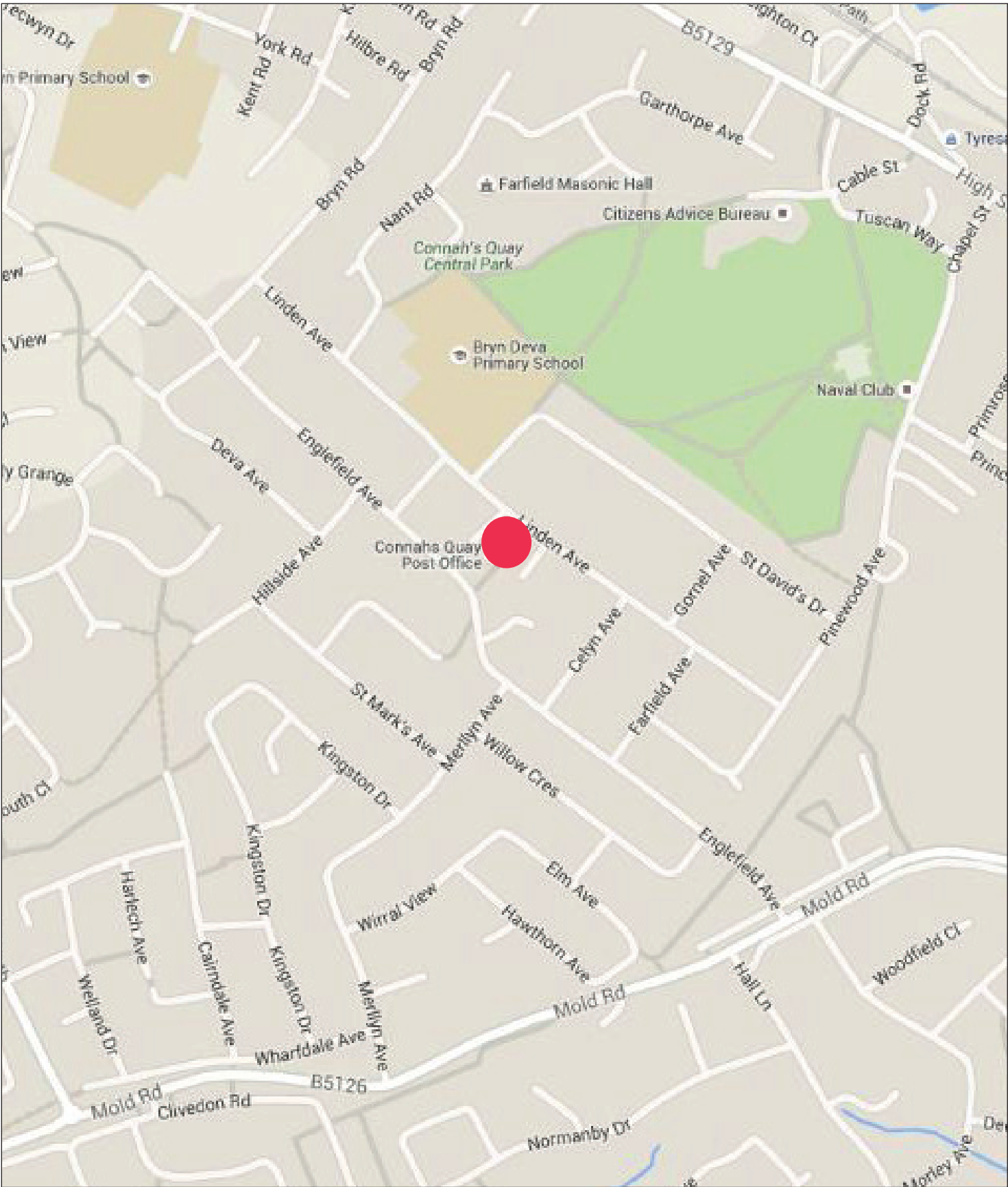
Details Prepared: December 2019

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