

TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£7,000 per annum



Unit 1 Redhall Shopping Precinct, Connahs Quay CH45 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 occupiers including Morrisons Daily with an in-store Post Office, Newmark Pharmacy and various independent retailers.

DESCRIPTION

The available retail unit comprises of ground floor sales area with ancillary accommodation and WC to the rear. The units benefit from security roller shutters an external dry store, ample parking and rear service access.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Sales	517 sq.ft.	48.08 sq.m.
Ancillary	282 sq.ft.	26.25 sq.m.
External Store	130 sq.ft.	12.05 sq.m.

LEASE

For a term of years to be agreed.

RENT

£7,000 per annum.

VAT

The property is not registered for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £5,500 per annum from 1st April 2023. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local Council.

EPC

Certificate Number: 0280-8900-0328-8020-5010
Energy Performance Asset Rating: E

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract
Details Prepared July 2023



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