

TO LET RETAIL UNIT

QUAY DISTRICT CENTRE

Ffordd Llanarth
Connah's Quay
Clwyd, CH5 4WL

- Popular local shopping centre
- Free onsite customer parking
- All uses will be considered subject to planning
- Shopping centre anchored by Morrisons Food Store and Home Bargains

UNIT AVAILABLE
2,000 sq.ft
(185.8 sq.m)

OPPORTUNITY TO
SPLIT UNITS

Total
Development
19,764 sq.ft
(1,836 sq.m)

Occupiers include:



Card Factory

home bargains

Barnardo's

BA Commercial
Chartered Surveyors

01244 351212
bacommercial.com



LCP
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400123

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About the area

Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

Deeside College is a big employer in the town along with Connah's Quay power station. The Deeside industrial estate, one of the largest such complexes in the region as well as Tata steelworks which is on the town's border on the north bank of the River Dee.

**Popular
residential
area**

Site Plan



List of Occupiers

Unit C	Hays Travel
Unit D	Card Factory
Unit E	Morrisons Pharmacy
Unit F	Quay Fine Dining
Unit F1	Quay Fish and Chips
Unit G	Home Bargains
Unit H	The E-Cig Store
Unit I	Barnardos
Unit J	Quayside Opticians
Unit K	Barnardos
Unit L	Claire House
Unit M/N	VACANT

Available unit

UNIT M/N	sq.ft	sq.m
Ground Floor Sales	2,000	185.8
RENT	£30,000	
SERVICE CHARGE	£5,098	
INSURANCE	£560	
EPC	B(44) Exp: February 2032	





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SAT NAV
 CH5 4WL

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

All mains services are available.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing
 Strictly via prior appointment with the appointed agents:

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 retail property consultants
 0161 631 2852
 www.barkerproudlove.co.uk

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