

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)

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.
part of IM'Core

**01384
400123**

searchlcp.co.uk





About the area

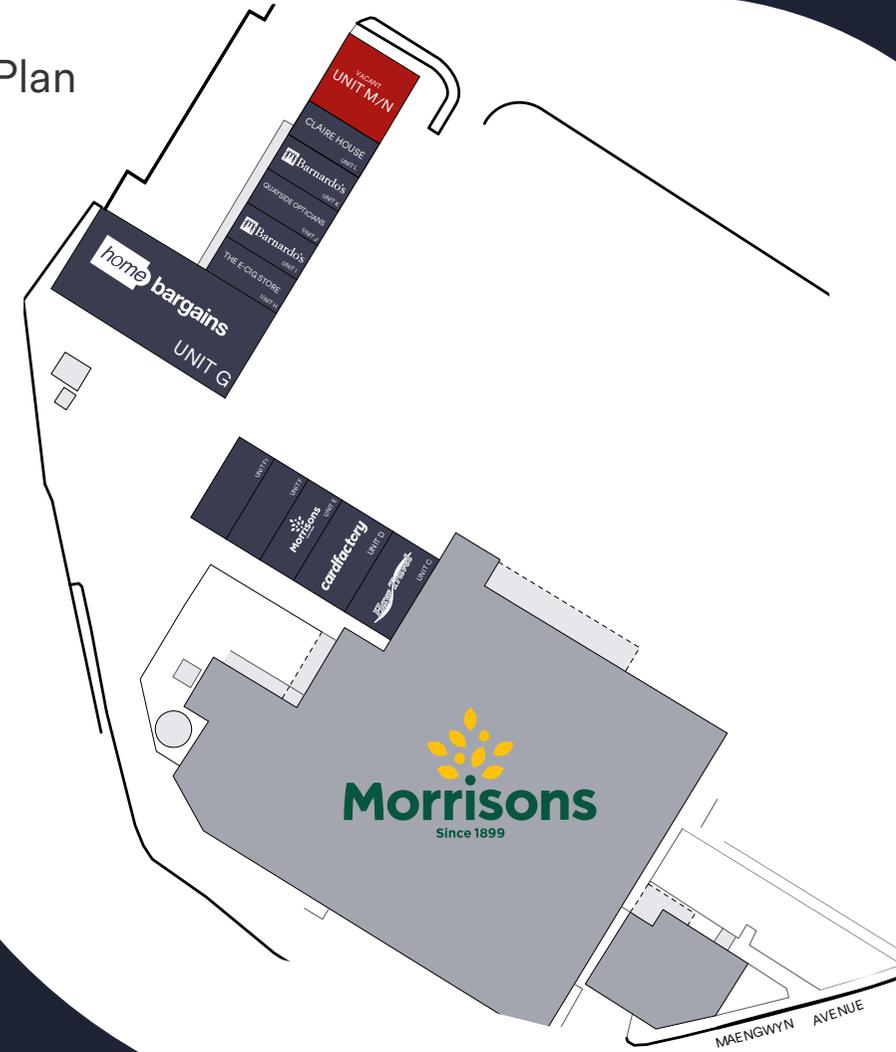
Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

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

Copyright Suave Air Photos

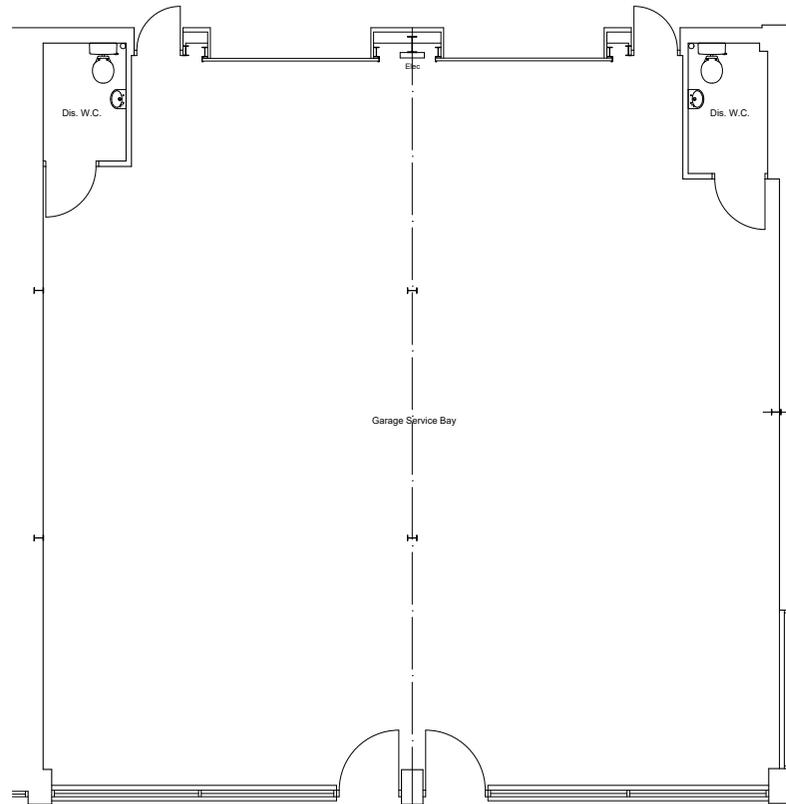
Site Plan



List of Occupiers

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

Floor Plan Unit M-N



Available Unit

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

Description

The property comprises a modern ground floor retail unit with rear WC.

Dominant district shopping centre, anchored by a 52,000 sq.ft Morrisons and Home Bargains in popular residential area.

- High footfall shopping centre
- Positive mix of uses
- A number of large employers within close proximity
- Well maintained centre
- Car parking to the front of the units



FREE
325 car park
spaces

Total Units
13

Local bus
routes
nearby



QUAY DISTRICT CENTRE
 Ffordd Llanarth
 Connah's Quay
 Clwyd, CH5 4WL

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:

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

Jon Lovelady
 M: 07717 661389
 E: jon@barkerproudlove.co.uk

BA Commercial
 Chartered Surveyors
 01244 351212
 bacommercial.com

Dan Wild
 M: 07701 049826
 E: dan.wild@bacommercial.com
Mindy Bishop
 M: 07425 820035
 E: mindy.bishop@bacommercial.com

LCP.
 part of MCore
 01384 400123
 searchlcp.co.uk

Kristien Neve
 M: 07778 140729
 E: KNeve@lcpproperties.co.uk

MISREPRESENTATION ACT: 1967 London & Cambridge Properties Limited (Company Number: 02895002) the registered office of which is at LCP House, Penarth Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf. The privacy notice that applies to the use of your personal information is at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP processes data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.