



TO LET

SHOP UNIT

Unit 16, Buckley Shopping Centre, Buckley, CH7 2EF

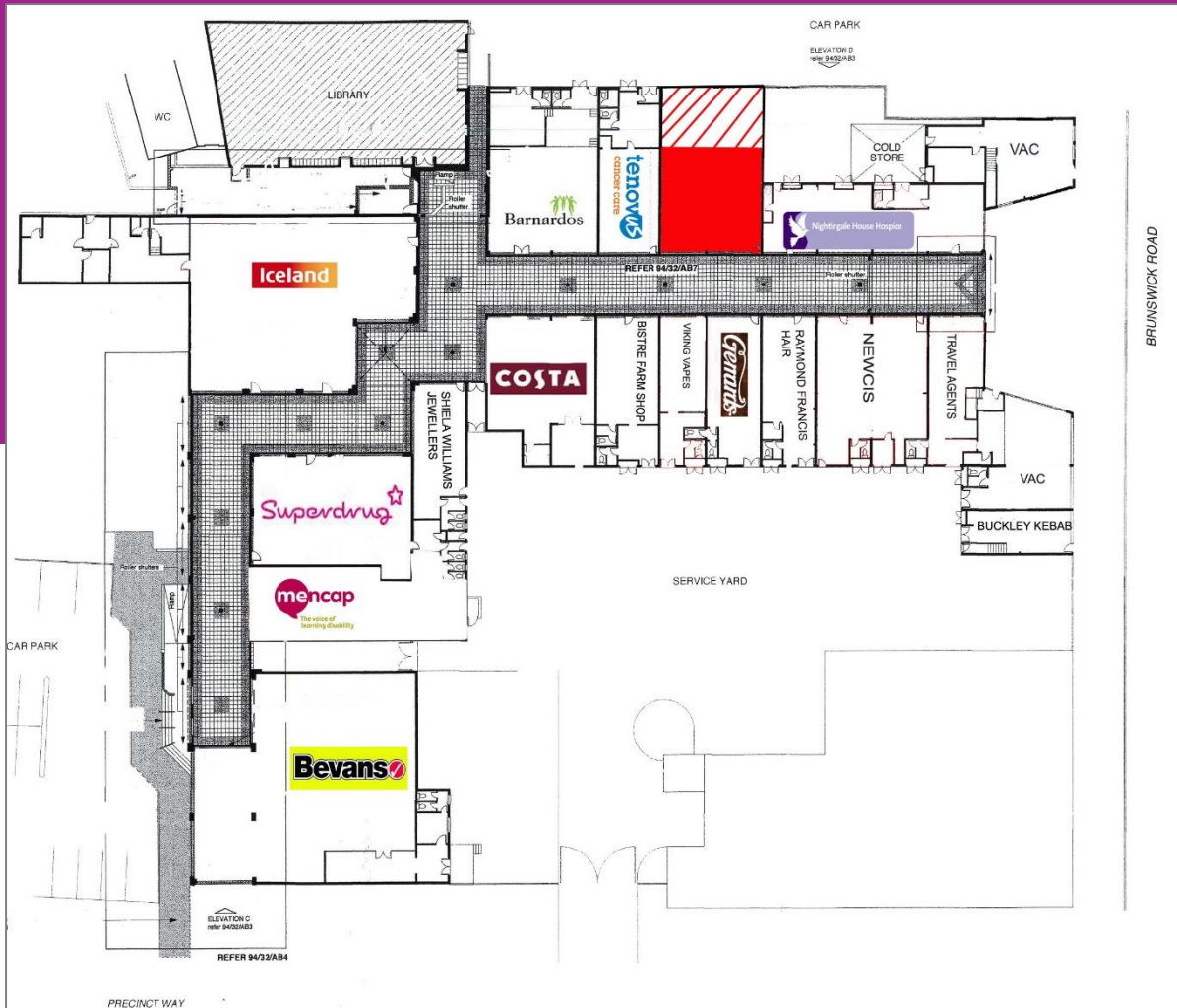
- Buckley Shopping Centre provides the main shopping facility in Buckley which is situated approximately 10 miles to the west of Chester and 2 miles to the east of Mold.
- The centre occupies a prime position in the town centre with excellent public car parking. Retailers within the development include Iceland, Costa, Gerrards the Bakers, Barnardo's, Bevens DIY and Superdrug, as well as a number of independent retailers.

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

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Areas

Internal Width	32'00"	(9.75 m)
Shop Depth	48'00"	(14.63 m)
Ground Floor Current	667 ft ²	(61.97 m ²)
Ground Floor Extension	1,428 ft ²	(132.70 m ²)

The unit can be let in its current configuration but there is potential to extend at the rear.

Service Charge

There is a service charge payable.

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£11,000 pa as at present
£20,000 pa if premises were extended

All rents per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £10,500

EPC

D93

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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Or via our joint agents Ockleston Bailey,
Ref: Hugh Ockleston, 01244 403 444.