



TO LET

RETAIL UNIT

Unit D2, Flintshire Retail Park, Holywell Road, Flint CH6 5GB

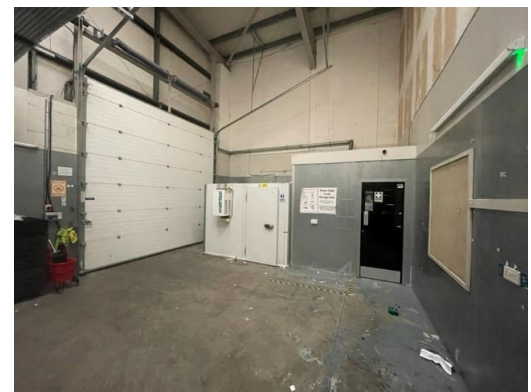
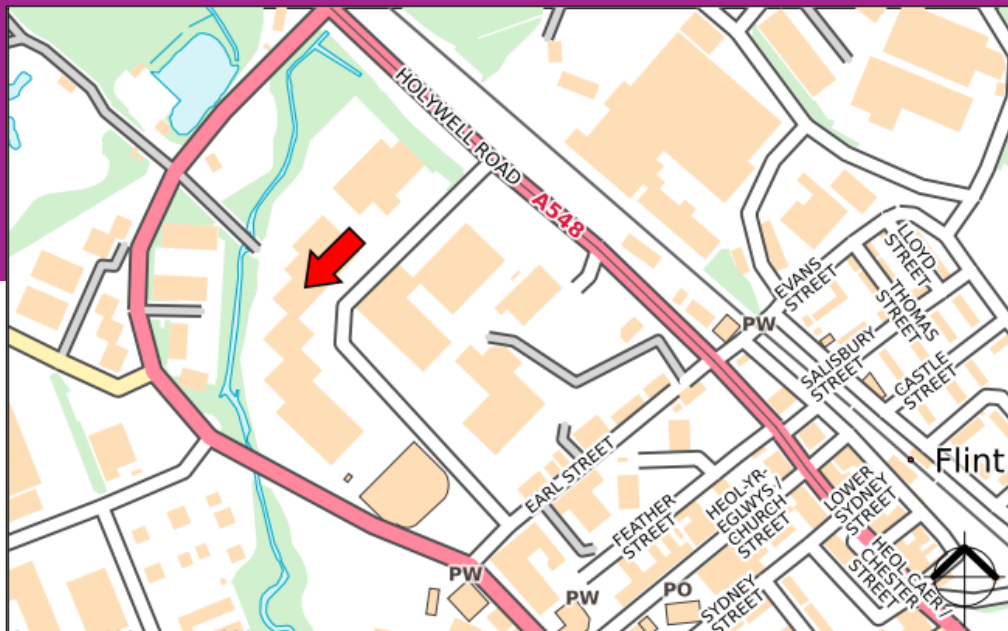
- Prominent location in the heart of Flint with excellent frontage to the A548 which benefits from c.35,000 vehicles through the scheme weekly
- The scheme benefits from 460 car parking spaces
- Nearby retailers include Sainsbury's Supermarket, the Food Warehouse, B&M Retail, Sports Direct, McDonalds and Greggs PLC.
- Flint Train Station is a 2 minute walk away
- Pedestrian links also provide direct access ensuring strong pedestrian footfall from neighbouring residential areas and local bus routes

**mason
owen...**

property consultants

0151 242 3000
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Unit D2
Flintshire Retail Park
Holywell Road
Flint CH6 5GB



Area

Ground Floor Sales 4000 sq. ft. (371 sq m)

Tenure

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

Rent

£40,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value : £51,000

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

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:

Peter Burke

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