TO LET



23/25 Church Street, Flint CH6 5AD











- The premises is situated on Church Street, one of the main focal points for retail in the town.
- The premises has a large, open plan sales area with store area to the rear benefiting from a ramped rear access.
- Neighbouring occupiers include Hays Travel, Sayers the Bakers, Lloyds Pharmacy and a number of other independent retailers.

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Area

Ground Floor Sales 3,923 sq ft (364.5 sq m)
Ground Floor Store 1,770 sq ft (164.4 sq m)
First Floor 1,871 sq ft (173.9 sq m)

Tenure

Available by way of an assignment sub lease or an existing lease expiring February 2025.

Rent

£75,980 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £32,250

EPC

C65

Planning

All retail planning currently in place.

Insurance

£768.01 pa.

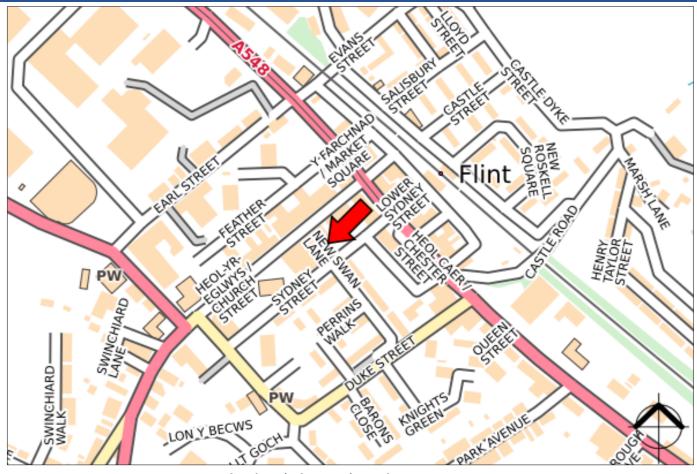
Legal costs

Each party to be responsible for their own legal costs.



23/25 Church Street Flint CH6 5AD





For further information please contact:



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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.

Anti 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.

Disclaime

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. May 2023

