

# TO LET



## 23/25 Church Street, Flint CH6 5AD



**3,923-7564 sq ft**

Area



**£75,980 p/a**

Rent



**£32,250**

Rates - RV



**C65**

EPC

- 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.



#### 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

A1 retail planning currently in place.

#### Insurance

£768.01 pa.

#### Legal costs

Each party to be responsible for their own legal costs.



#### REAR LOADING





For further information please contact:



**Peter Burke**  
M: 07798 576790  
E: [peter.burke@masonowen.com](mailto:peter.burke@masonowen.com)

[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](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.

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