

COMMERCIAL &  
INDUSTRIAL  
AGENTS

DEVELOPMENT &  
MANAGEMENT  
SURVEYORS



0800 083 3216

**FOR SALE**

**OR MAY LET**

**GROUND FLOOR AND FIRST FLOOR  
OFFICE/SHOP  
PREMISES**



**38 CHESTER ROAD WEST  
SHOTTON  
CH5 1BY**

Web Site: [www.guywoodcock.com](http://www.guywoodcock.com) ▪ Email: [enquiries@guywoodcock.com](mailto:enquiries@guywoodcock.com)

## **LOCATION**

Ground floor and first floor office / shop premises located central to Shotton High Street, close to local car parks and having a highly prominent position along the busy Chester Road West, the property can be found from the directions below. The premises are opposite to Superdrug and close to one of the main pedestrian crossing points on Chester Road West.

## **DESCRIPTION**

Ground floor and first floor office / shop premises with a frontage of 4.5 m and retail depth of some 7.55 m with the benefit of a rear storeroom, kitchen area, and w.c plus rear parking and loading facilities. To the first floor are store and open plan office / meeting rooms.

## **ACCOMMODATION**

	<b>SIZE (M<sup>2</sup>)</b>	<b>SIZE (SQ FT)</b>
Retail Area	31.8	342
Kitchen	3.4	36
Store	10.4	112
First Floor Store	9.36	101
First Floor Offices	38.8	418
<b>TOTAL</b>	<b>93.76</b>	<b>1009</b>

## **PRICE**

Purchase price of £100,000 or a rental of £7,900 per annum exclusive of rates and VAT on flexible term..

## **RATES**

Rateable Value : £7,000. Rates Payable until 31<sup>st</sup> March 2012 is £41.69 per calendar month which includes Small Business Rate Relief.

## **VAT**

All prices quoted are exclusive of VAT, , VAT is payable at the standard rate prevailing.

## **VIEWING**

Viewings are strictly by appointment with Guy Woodcock and Company.

Tel: 01244 817160

Email: [guy@guywoodcock.com](mailto:guy@guywoodcock.com)

## **DIRECTIONS**

Proceed along the A548 from Queensferry towards Shotton passing through the traffic lights in the centre of Shotton where the property will be seen on the right hand side, identified by the agents marketing board.

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