

# TO LET RETAIL UNIT



## QUAY SHOPPING CENTRE

Ffordd Llanarth  
Connah's Quay, Clwyd  
CH5 4WL

AVAILABLE UNIT  
UNIT L

1,003 sq.ft

(93.1 sq.m)

SUBJECT TO VP

Total  
Development  
19,764 sq.ft  
(1,836 sq.m)

- Popular local shopping centre
- Free onsite customer parking
- All uses will be considered subject to planning
- Shopping centre anchored by Morrisons Food Store

Occupiers include:

home bargains

  
**Morrisons**  
Since 1899

 Barnardo's

Hayes Travel

cardfactory

  
Turner Westwell  
Commercial Agents  
01257 441474 | www.turnerwestwell.co.uk

  
01384  
400123  
lcpgroup.co.uk





Popular residential area

## About the area

Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

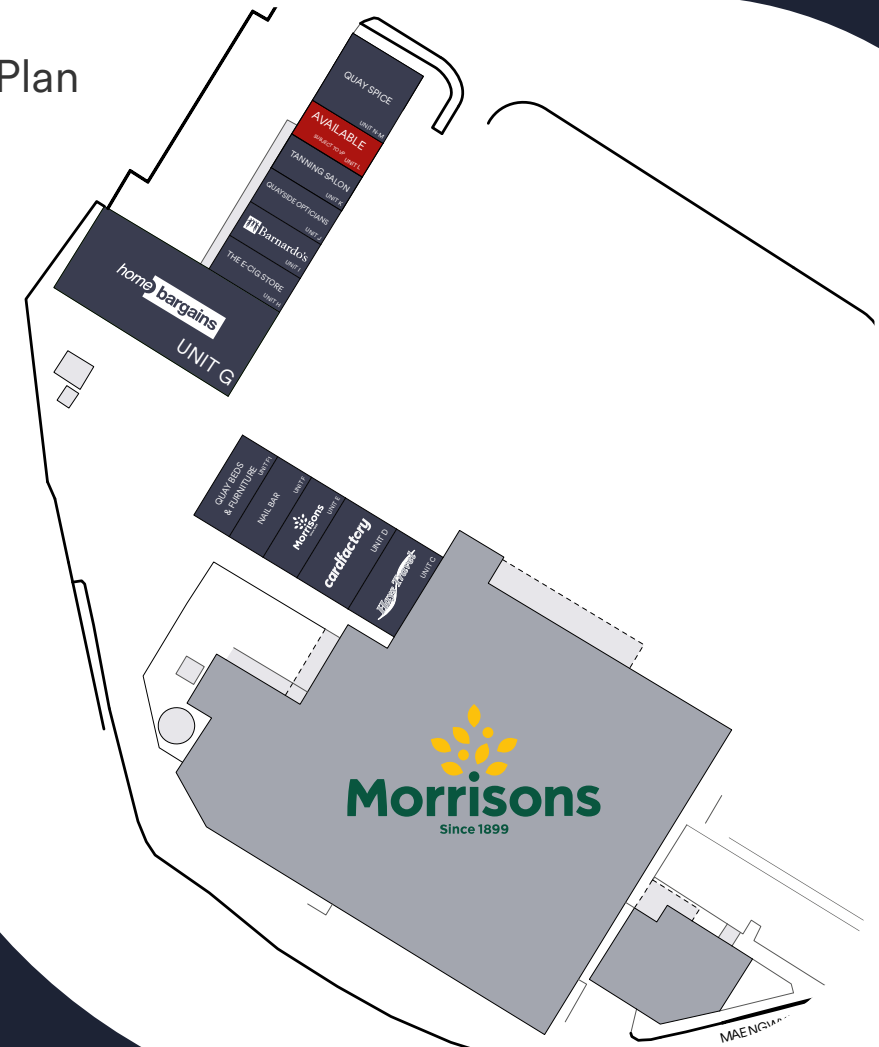
Deeside College is a big employer in the town along with Connah's Quay power station. The Deeside industrial estate, one of the largest such complexes in the region as well as Tata steelworks which is on the town's border on the north bank of the River Dee.

## List of Occupiers

Unit C	Hays Travel
Unit D	Card Factory
Unit E	Morrisons Pharmacy
Unit F	Nail Bar
Unit F1	Quay Beds & Furniture
Unit G	Home Bargains
Unit H	The E-Cig Store

Unit I	Barnardos
Unit J	Quayside Opticians
Unit K	Tanning Salon
Unit L	AVAILABLE STVP
Unit N-M	Quay Spice

## Site Plan





## Available Unit






UNIT L	sq.ft	sq.m
UNIT SIZE	1,003	93.1
RENT	£21,000 +VAT	
SERVICE CHARGE	£2,778 +VAT	
RATEABLE VALUE	£16,250	
INSURANCE	Approx. £275 +VAT	
EPC	B	

All fees are exclusive of VAT

## Description

The property comprises a modern ground floor retail unit with sales space to the front and ancillary space to the rear with rear WC.

Dominant district shopping centre, anchored by a 52,000 sq.ft Morrisons in a popular residential area.

-  High footfall shopping centre
-  Positive mix of uses
-  A number of large employers within close proximity
-  Well maintained centre
-  Car parking to the front of the units



**FREE**  
325 car park  
spaces

Total Units  
**13**

Local bus  
routes  
nearby



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**Viewing**  
Strictly via prior  
appointment with  
the appointed agents:

**TW** Turner Westwell  
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**SAT NAV**  
CH5 4WL

**Service Charge & Insurance**  
There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

**Services**  
All mains services are available.

**Planning**  
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

**Legal Costs**  
Each party is responsible for their own legal costs in connection with the granting of a lease.