

WORKSHOP/SHOP TO LET

108a – 110 BRUNSWICK ROAD, BUCKLEY, FLINTSHIRE, CH7 2ER

Mason
Partners



Location

The property is located on Brunswick Road (A549) opposite the junction with Church Road, approximately ½ mile east of Buckley town centre.

Brunswick Road is Buckley's principle through-route and is busy throughout the day. This section of the road is home to a variety of businesses, including small convenience stores, hot-food takeaways, pubs, personal services, trade outlets and speciality shops.

Description/Accommodation

The property comprises a workshop/shop unit with areas of external hardstanding on either side, which could accommodate several vehicles or be used for storage. Internally the space is open plan and there is a separate W.C. and store room to the rear. Last used as an upholsterer's workshop, the premises would be suitable for a variety of retail or commercial uses.

The premises have the following approximate Net Internal Areas (NIA) and dimensions:-

Workshop Width	3.11 m	(10 ft)
Workshop Depth	10.2 m	(33 ft)
Workshop Area	30.96 sq m	(333 sq ft)
Rear Store	5.96 sq m	(64 sq ft)
Total NIA	36.92 sq m	(397 sq ft)

The property provides approximately 162.23 sq m (1,746 sq ft) of external storage/car parking space.

Lease Terms/Rent

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. The quoting rent is £8,700 per annum (£725 pcm) exclusive.

VAT

The property is not currently elected for VAT.

Business Rates

The current Rateable Value is £2,200. As the Rateable Value is below £6,001 it qualifies for 100% Small Business Rates Relief.

Planning

We understand the property currently has a B1 Business planning consent, meaning it can be used for a wide variety of business uses, appropriate in a residential area. We would anticipate that retail use would also be acceptable in this location, subject to a formal planning consent being granted.

Legal Costs

Each party to bear their own costs in respect of all legal documentation produced in any transaction.

VIEWING

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