

DEESIDE RETAIL PARK

Chester Road East, Deeside, Queensferry CH5 1SA



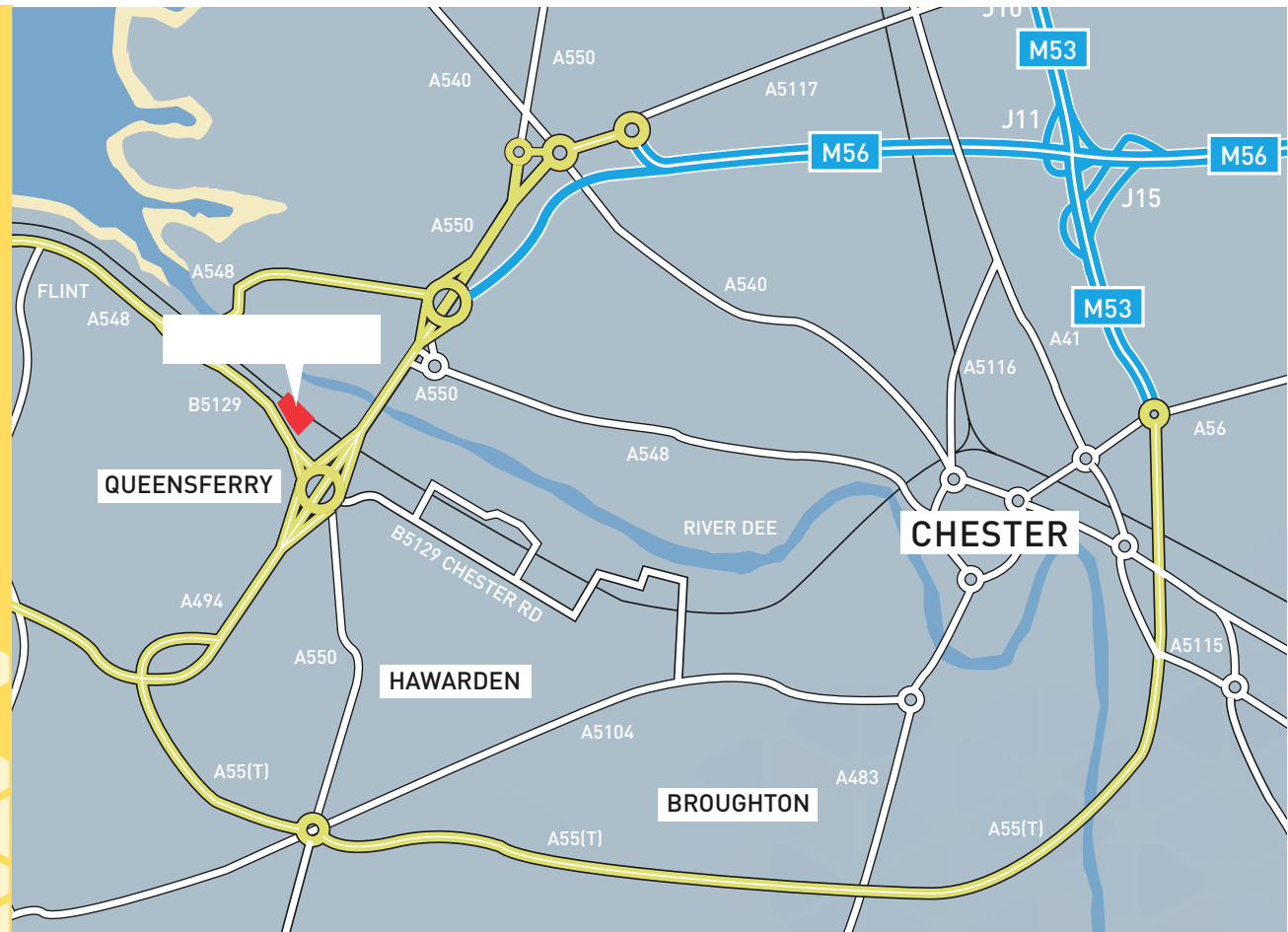


LOCATION

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Queensferry is located 7 miles to the west of Chester with a district population of approximately 110,000 within a 15 minute drive. The scheme is located fronting the B5129 Chester Road West and is within 1 mile of the A494 Aston Trunk Road which links Queensferry to the A55 (the North Wales Expressway) and the M53 and M56 Motorways.

B&Q are trading from 50,000 sq ft unit with other occupiers including Lidl, B&M, Pets at Home and Pizza Hut. Other major retailers in the area include Charlies, Asda and McDonalds.





AERIAL

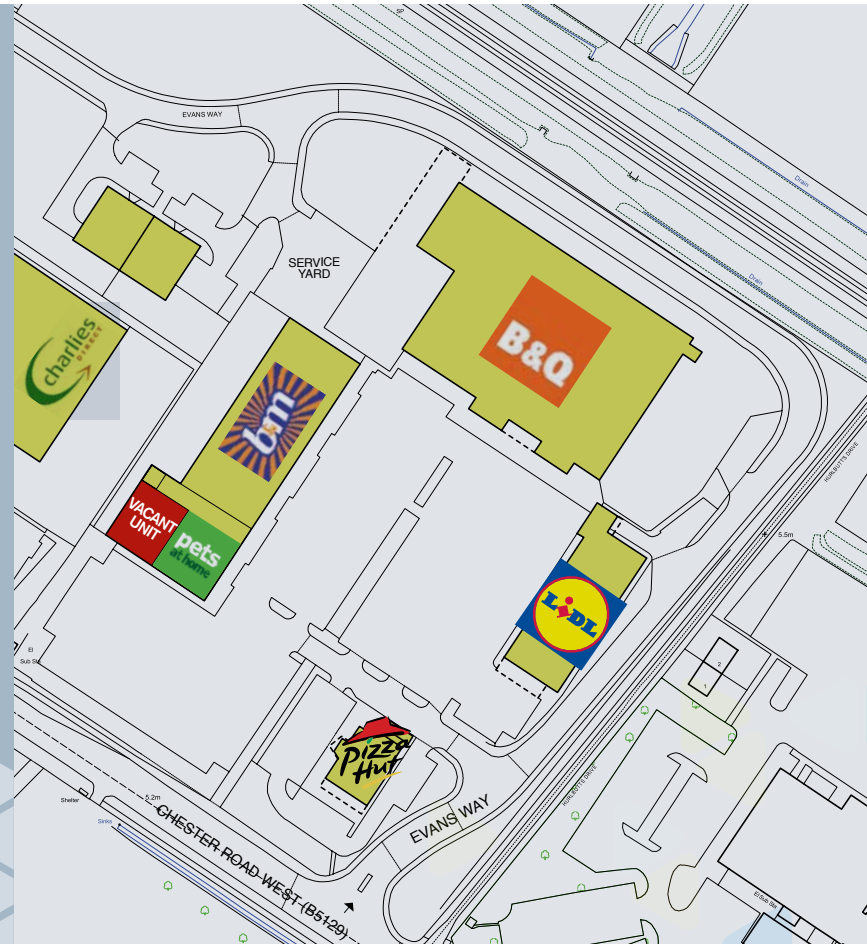




ACCOMMODATION

DEMOGRAPHICS & CATCHMENT

Queensferry is located within Flintshire which is the most densely populated local authority in North Wales with a population of 151,791 (2010). Deeside Retail Park has a catchment population of 89,437 people within a 10 minute drive time and rising to 248,983 people within a 15 minute drive time.





PROPOSAL

There are proposals to create new entrance features for the park and open up the frontage at low level. The landlords have proposals to replicate this treatment with the rest of the Park together with new totem signage on the Chester Road frontage

**Last Remaining
Unit 4,327 sq ft (402 sq m)**



FURTHER INFO

TENURE

The unit is to be made available by way of new full repairing and insuring lease.

RENT

£12.50 per sq ft.

RATES

The units have not yet been assessed.

LEGAL COSTS

Each party will be responsible for their own legal costs subject to contract, incurred in a transaction.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2015.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the agent.

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