

BUCKLEY

UNIT 16

BUCKLEY SHOPPING CENTRE

PRIME SHOP UNIT TO LET

The Ground Floor Area is capable of being extended to 1,428 sq ft (132.7 sq m)

LOCATION

The property occupies a prime trading location within the enclosed shopping centre being adjacent to **Tenovus** and **Nightingale House**. Nearby multiple retailers include **Gerrards**, **Costa**, **Barnardo's**, **Iceland** and **Superdrug**.

ACCOMMODATION

As Existing

Internal width	32'0"	9.75m
Ground floor sales	667 sq ft	61.9 sq m

Following an Extension

Internal width	32'0"	9.75m
Shop depth	48'0"	14.63m
Extended ground floor sales	1428 sqft	132.6 sqm

LEASE

The unit is to be made available by way of a new effective FR&I lease for a term to be agreed, subject to periodic upward only rent reviews at the following commencing rentals :-

As Existing **£ 11,000 pax**

Extended unit **£ 20,000 pax**

ASSESSMENTS

As Existing:

Rateable Value	£10,500
UBR 2020 / 2021	53.5p
Rates Payable 2020 / 2021	£5617.50

Prospective tenants are advised to make their own enquiries with Flintshire Council (01352 704848).



SERVICE CHARGE

For the year end 31/12/20, the service charge payable for the unit in its current configuration is **£1,913** per annum plus VAT.

EPC

The property has a rating of D93. A certificate and recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:

Allie Bainbridge of Mason Owen

Tel: 0151 242 3141

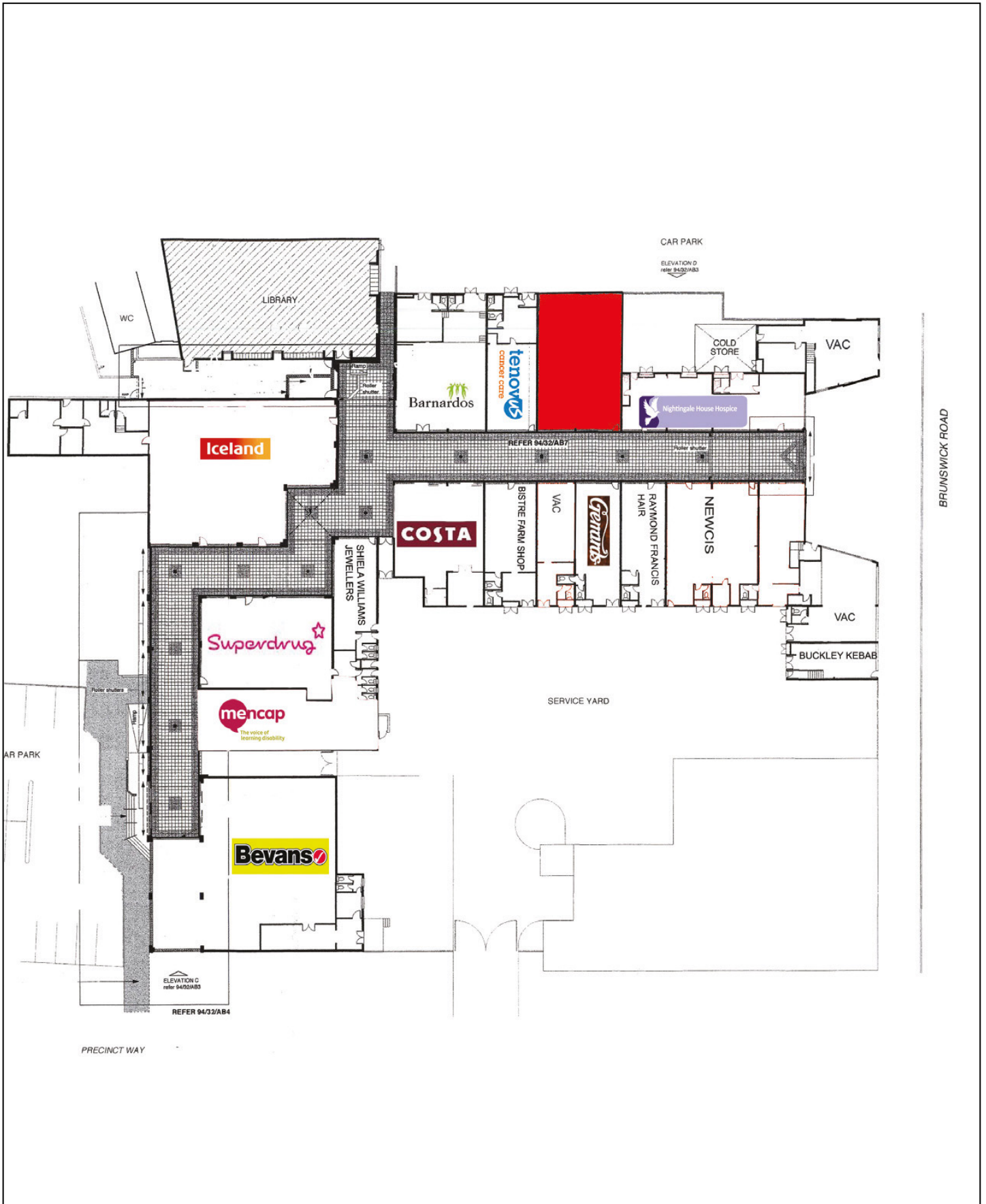
Email: allie.bainbridge@masonowen.com

SUBJECT TO CONTRACT

HWO / eaw / 200720

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