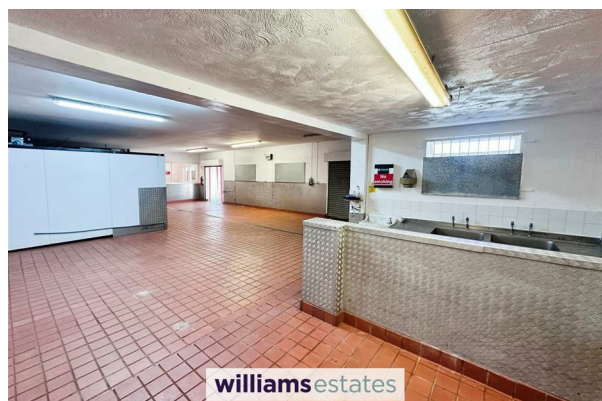


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**Commercial Unit Main Road,
Ffynnongroyw, Flintshire, CH8 9SN**

£850 Per Month



EPC - 0 Council Tax Band - Exempt Deposit - £850 Per Month

Main Road, Ffynnongroyw

0 Bedrooms - Industrial Unit

A prime opportunity to acquire a large workshop, formerly a well established Butcher's for over 30 years' with a ground floor internal area of circa 1600 sq ft. The property is located in the village of Ffynnongroew, just off the A548 Coast Road giving easy access to surrounding towns including Prestatyn & Holywell. Internal viewing highly recommended to fully appreciate the space. New lease terms on FRI lease. May sell.

Floor Space

43'1" x 28'11"

Accessed via two separate roller shutter doors to the front, having lighting, power and access to further areas.

Office Area

12'4" x 8'1"

Having lighting, power points and a glazed window onto the front.

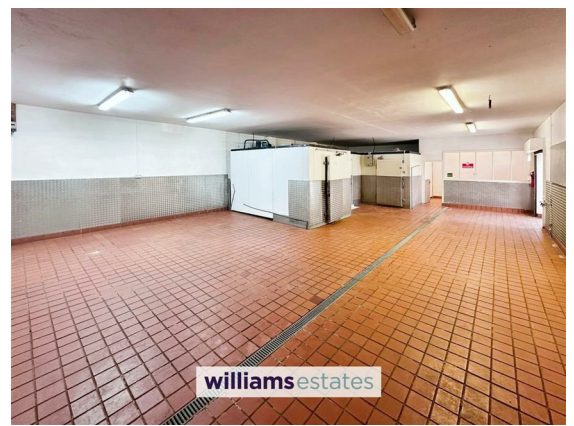
Further Floor Space

16'6" x 9'8"

Having lighting, power, sinks with taps over and a glazed window to the front

Outside

Access to a store cupboard and to the outside W.C. There is space for parking for two vehicles to the front.





Floor Plan

Floor area 148.4 sq.m. (1,597 sq.ft.)

TOTAL: 148.4 sq.m. (1,597 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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