

williamslettings



**4 Brunswick Road, Buckley, Flintshire,
CH7 2EF**

£850 PCM

EPC - C72 Council Tax Band - Exempt Deposit - £850 PCM

Brunswick Road, Buckley null Bedrooms - Shop

A prime opportunity to acquire a large double fronted shop located on Buckley High Street. With full electric roller blinds to the front. Internal viewing highly recommended to fully appreciate the space.
Council Tax business rates will apply.

Main shop

30'10" x 24'7"

Electric powered shutters, suspended ceiling, lights, sockets, storage heaters, double fronted window display space. Leading into;

Store room

16'4" x 13'1"

Lights, sockets, storage heater. Leading into;

Kitchenette and WC

11'9" x 9'10"

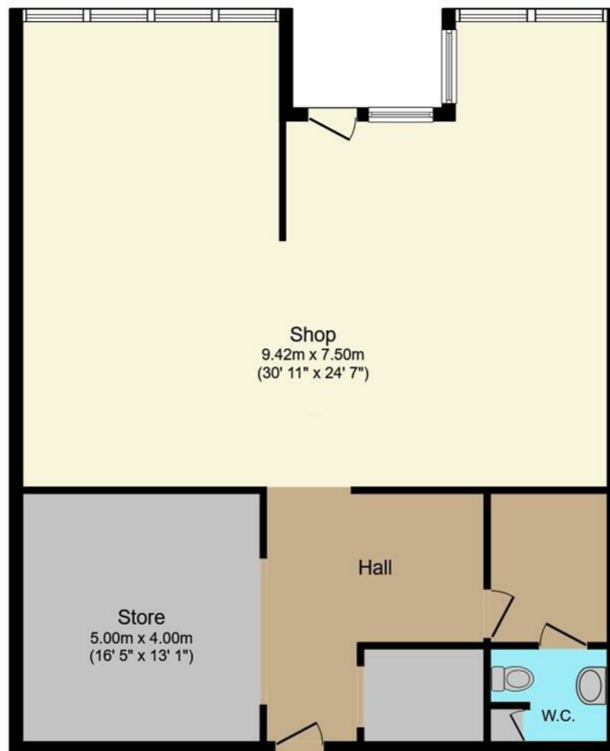
With belfast sink, lights, sockets and WC.
Leading to;

Store room

3'11" x 5'10"

With light and sockets.





Floor Plan

Floor area 104.7 sq.m. (1,127 sq.ft.)

Total floor area: 104.7 sq.m. (1,127 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	72	76
(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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