



**Unit 2 Fron Road, Connahs Quay, CH5  
4PJ**

**£75,000**

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**EPC - D66**

**Council Tax Band -**

**Tenure - Leasehold**

# Fron Road, Connahs Quay

## 0 Bedrooms - Shop

"Business Ready"

Beautiful Commercial premises, located in a sought after area of 'Connah's Quay' Medical Centre Complex.

The premises is located, just round from the high street, with a large free car park opposite and an over spill car park also free to the side, great road links, bus routes and trains, and fantastic for the A55, and Chester.

The location is very busy and has daily footfall, with the 'Connahs Quay' Town Council offices next door, a Chemist and the large GP practice, with a community cafe open to all.

The premises is 45 square metres, with double doors and glass frontage they are triple glazed.

On entering the shop, there is a large floor space, kitchen area, large toilet area and very large room.

Hot water heaters are located over the 3 sinks, and electric wall heaters.

Led spot lights fitted to the tall ceiling.

Business rates don't apply

Water and electric utilities only

Or rentable at £650 per month on a 12 month contract.

86 years are on the Leasehold



### Description

Modern full height, triple glazed windows with centralised double glazed doors lead into this attractive, 45sq ft leasehold commercial unit.

### Leasehold

86 years are on the Leasehold

### Ground Rent

The ground rent is £279 per annum- for ground maintenance, planters and the pathways. Also contributes to the building insurance.

### Show Room

20'7" x 11'5" to the widest point (6.28 x 3.485 to the widest point)

A light, bright welcoming environment with ample wall space for marketing and wall hangings, laminate flooring, wall mounted electric heaters, suspended ceiling with inset spotlights and smoke alarm.

Doors leading off to additional work space;

### Beauty Room

8'2" x 14'0" (2.51 x 4.29)

With worktop surface, inset stainless steel sink and mixer tap and Triton T30I water heater, base cupboard and drawers. Wall mounted electric heater and inset spotlights.

### Staff Room

7'5" x 9'7" (2.28 x 2.93)

With worktop surface, inset stainless steel sink and mixer tap, base cupboard with doors. Wall mounted electric heater and inset spotlights.

### Cloakroom/ WC

4'4" x 8'8" (1.338 x 2.660)

With low level WC, wall mounted wash basin and mixer tap, ample space for additional storage.

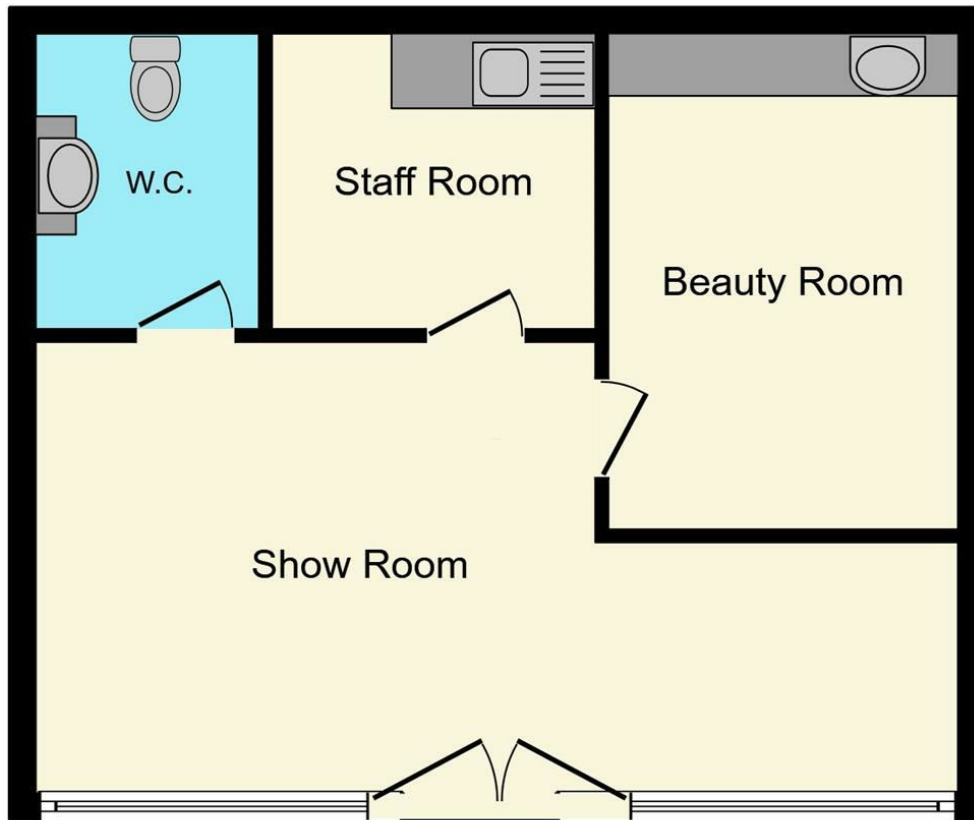
### Directions

From the agents Mold office proceed down Chester St, to the Tesco roundabout, take the 1st exit onto Lead Mills, at the next roundabout, take the 4th exit onto King



St/A5119, continue to follow A511. At the traffic lights bear left onto Raikes Lane, continue to follow A5119 passing through Sychdyn. Turn right onto Connah's Quay Rd into Connahs Quay and then right again along Mold Rd. Turn right onto Breeze Hill then left onto Fron Rd where the development will found on the right hand side within close proximity to the Connah's Quay Town Council offices.





**Floor Plan**

Total floor area 44.9 sq.m. (484 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	68
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.