

**Church Street Church Street, Connah's Quay, Deeside, Flintshire, CH5 4AS**

**£375,000**



**EPC - null Council Tax Band - Tenure - Freehold**

# Church Street, Deeside

## null Bedrooms - Industrial Unit

A large commercial property for sale which briefly comprises of two shop floor areas, a reception/waiting area and a W.C. Benefitting from a large parking area and being in a prime location on a busy main road. Easily accessed from the A55 and located on the A548 Coastal Road. Tenure: Freehold. Council Tax Band: TBC. EPC Rating: N/A



### Shop Floor One

40'0" x 41'7" (12.2 x 12.7)

Having lighting and roller shutter doors.

### Reception Room

11'1" x 9'2" (3.4 x 2.8)

Having power points and internal windows.

### Shop Floor Two

35'5" x 37'0" (10.8 x 11.3)

Having consumer unit and door leading to the:

### W.C.

4'11" x 6'6" (1.5 x 2.0)

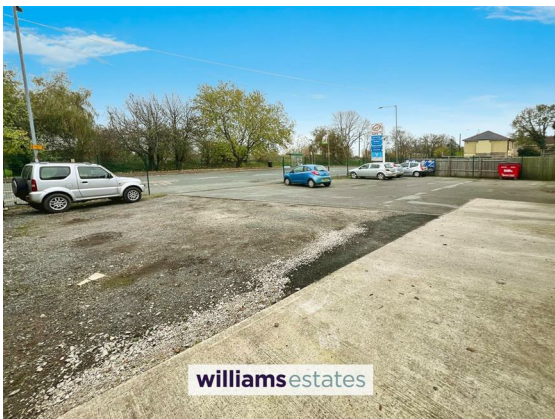
Having lighting, W.C., hand wash basin with stainless steel taps over and obscure glazed window to the side.

### Outside

Having a large parking area.

### Directions

From the office head north-west on Church St/Kelsterton Rd/B5129 towards Golftyn Ln. Continue to follow Kelsterton Rd/B5129. At the roundabout, take the 1st exit onto the A548 slip road to Flint/Fflint/Prestatyn. Merge onto Chester Rd/A548. At the roundabout, take the 2nd exit and stay on Chester Rd/A548. Continue to follow A548. Turn left onto Church St/Heol-Yr-Eglwys. Slight right onto Halkyn Street, church St. Continue onto Halkyn Rd. Destination will be on the right.









## Floor Plan

Floor area 264.8 m<sup>2</sup> (2,850 sq.ft.)

TOTAL: 264.8 m<sup>2</sup> (2,850 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](http://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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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