

# TO LET RETAIL UNIT

## QUAY DISTRICT CENTRE

Ffordd Llanarth  
Connah's Quay  
Clwyd, CH5 4WL

- Popular local shopping centre
- Free onsite customer parking
- All uses will be considered subject to planning
- Shopping centre anchored by Morrisons Food Store and Home Bargains

AVAILABLE  
UNIT  
**1,000 sq.ft**  
(92.9 sq.m)

Total  
Development  
**19,764 sq.ft**  
(1,836 sq.m)

Occupiers include:



Card Factory

home bargains

Barnardo's

BA Commercial  
Chartered Surveyors

01244 351212  
bacommercial.com



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## About the area

Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

Deeside College is a big employer in the town along with Connah's Quay power station. The Deeside industrial estate, one of the largest such complexes in the region as well as Tata steelworks which is on the town's border on the north bank of the River Dee.

**Popular  
residential  
area**

## Site Plan



## List of Occupiers

Unit C	Hays Travel
Unit D	Card Factory
Unit E	Morrisons Pharmacy
Unit F	Quay Fine Dining
Unit F1	Quay Fish and Chips
Unit G	Home Bargains
Unit H	The E-Cig Store
Unit I	Barnardos
Unit J	Quayside Opticians
Unit K	Barnardos
Unit L	Claire House
Unit M	
Unit N	VACANT

## Available unit

UNIT N	sq.ft	sq.m
Ground Floor Sales	1,000	92.9
RENT	£17,500	
SERVICE CHARGE	£2,549	
INSURANCE	£280	
EPC	B(44) Exp: February 2032	





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## Viewing

Strictly via prior appointment with the appointed agents:



**barkerproudlove**  
retail property consultants  
0161 631 2852  
www.barkerproudlove.co.uk

**Jon Lovelady**  
M: 07717 661389  
E: jon@barkerproudlove.co.uk



**Dan Wild**  
M: 07701 049826  
E: dan.wild@bacommercial.com



**01384 400123**  
searchlcp.co.uk



**Kristien Neve**  
M: 07778 140729  
E: KNeve@lcpproperties.co.uk



**SAT NAV**  
CH5 4WL

## Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

All mains services are available.

## Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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