



## FOR SALE

### 7/8 TRELAWNEY SQUARE, FLINT, FLINTSHIRE, NORTH WALES. CH6 5NN

- Prominent position at access road to Flint Railway Station.
- Freehold, part investment for sale, with ground floor let to TSB Bank, and first floor, two bedroom apartment (currently vacant).
- At the asking price, the potential gross yield is in the region of 10.91%.
- Longer term potential to possibly divide ground floor space into two units. One which might front the side street.
- VIEWING: Celt Rowlands & Co. 01691 659659. Sub Agent – Forge Property Consultants.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

## LOCATION

Flint is an important and substantially improved North Wales town, situated to the North of the A55 Expressway, 13 miles from Chester, and with a population estimated at 13,000, and around 27,000 taking in the wider urban areas of Bagillt and Holywell.

These premises are situated adjoining a number of other businesses, in a prominent position in the town centre fronting Chester Street at Trelawney Square, on the corner with Sydney Street, leading to Flint Railway Station, 50m away, direct to London Euston. Public parking is available within 50-100m, together with short stay on street parking, diagonally opposite. Other nearby national operators include Tesco Express and Aldi.

## DESCRIPTION

A traditionally constructed building, with the following accommodation.

<b>Ground Floor</b> with gross frontage of	7.21m
Return frontage to street to Railway Station, gross of	19.07m
Net internal floor area approximately	107.80 m.sq. / 1,160 sq.ft.
Gross internal floor area estimated	144.94 m.sq. / 1,560 sq.ft.

Ladies and Gents WCs

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Rear access and yardage.



## Independent First Floor Apartment/Offices

Currently configured as an apartment, and recently vacated, the previous use was as offices, and therefore subject to permissions, to some extent the use is interchangeable.

The accommodation comprises:-

Sitting Room (3.35m x 4.22m)

Bedroom One (2.94m x 3.59m)

Bedroom Two (2.16m x 3.55m)

Fitted Dining Kitchen (3.78m x 3.26m)

Bathroom with bath/shower, WC and wash basin (1.67m x 2.69m)

Boiler/Storage Room and spacious Hallway. Heating by electric wall mounted units.

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### Lease Terms – Ground Floor

A lease to TSB Bank Plc. for 5 years from 26<sup>th</sup> March 2022, on a tenant's full repairing and insuring basis, at a rent of £11,000 p.a., subject to a tenant's option to terminate on the 24<sup>th</sup> of March 2026, on the giving of 6 months' notice.



### TERMS OF OFFER

The freehold interest is offered for sale subject to the ground floor business tenancy, and with the vacant possession of the first floor, at a price in the region of £175,000. Whist interested parties clearly have to obtain their own advice, and arrive at their own opinions, by taking the current rent of £11,000 p.a., and what might be a rent on the apartment of say £675 pcm/£8,100 p.a., at the price asked, this property offers an attractive potential yield of 10.91% .

**VAT** - The building is not elected for VAT.

### LOCAL AUTHORITY OUTGOINGS.

The ground floor has a rateable value of £8,700. We are currently awaiting confirmation of the Council Tax Band on the apartment.

**EPC RATING** - Ground Floor: Rating – D. First Floor Apartment: Rating F

**VIEWING** - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

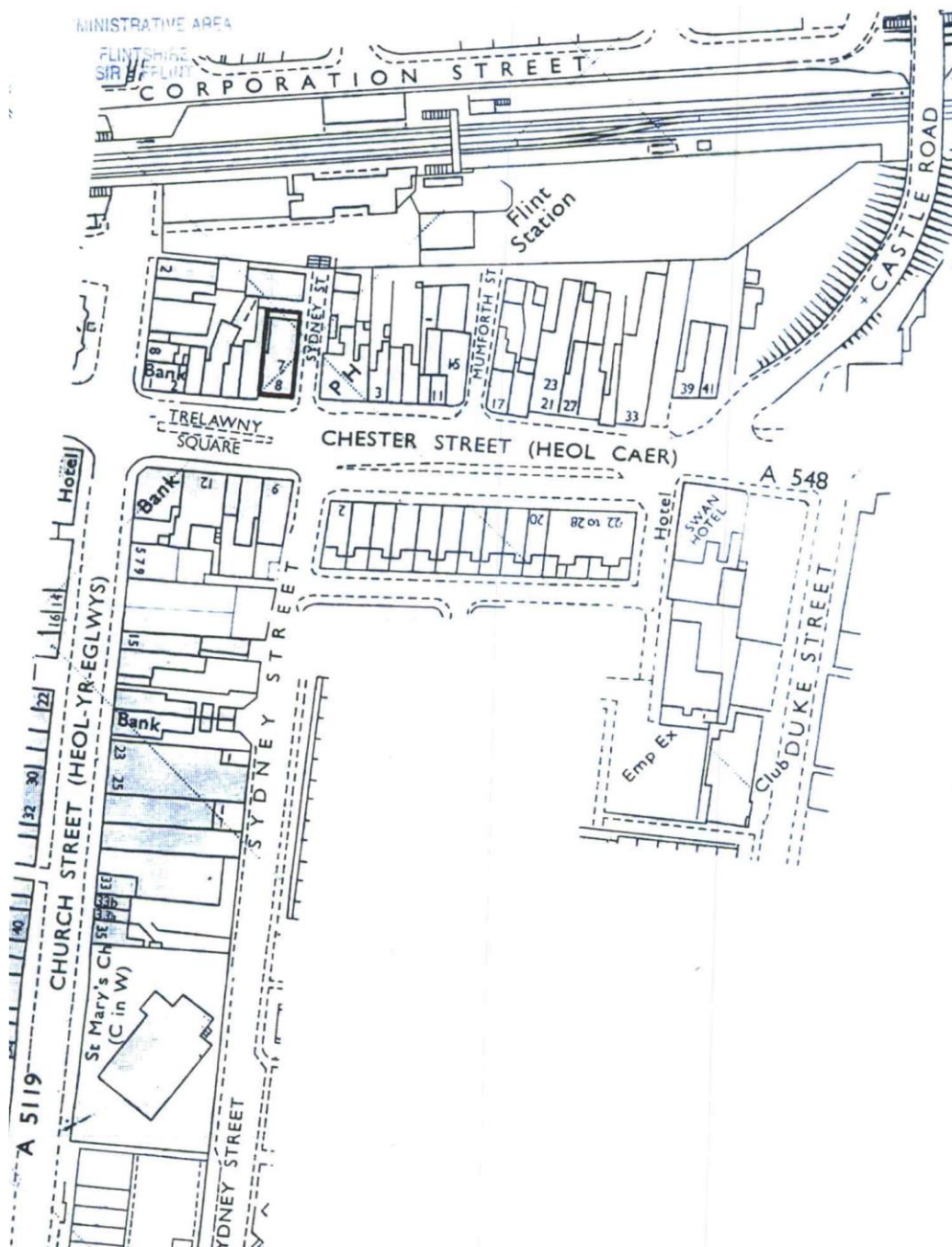
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