

# TO LET

**13-17 STATION ROAD, QUEENSFERRY, CH5 1SU**



- Ground floor open-plan retail premises with ancillary storage, WC and kitchenette facilities extending to approx. 168 sqm (1,810 sqft)
- Detached warehouse to the rear extending to approx. 83.61 sqm (900 sqft) available, if required.
- Located in a prominent retail location close to the town centre
- Occupiers nearby include Asda, KFC and Subway

**RENT: £18,000 PER ANNUM EXCLUSIVE**

**01978 799059**

41 King Street, Wrexham, LL14 1HR

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**DESCRIPTION**

The property comprises an end terrace commercial lockup shop on the ground floor of traditional brick/block construction beneath a tiled pitched roof. The retail accommodation is fitted out to a good standard, providing useable open plan retail area with ancillary storage space together with WC and kitchenette/mess facilities.

**LOCATION**

Queensferry is a busy town [circa 7 miles west of Chester] located alongside Shotton with the premises occupying a particularly prominent position at the junction of Station Road and Pierce Street, being close to the centre of the town.



**ACCOMMODATION**

	Sqm	Sqft
Main retail area	112	1,206
Back display/retail	37.38	402
WC/kitchenette	18.75	202
<b>Total</b>	<b>168.13</b>	<b>1,810</b>
Detached warehouse	<b>83.61</b>	<b>900</b>

**TENURE**

The premises are available to let on a new lease for a term of 5 years or multiples thereof.

**RENT**

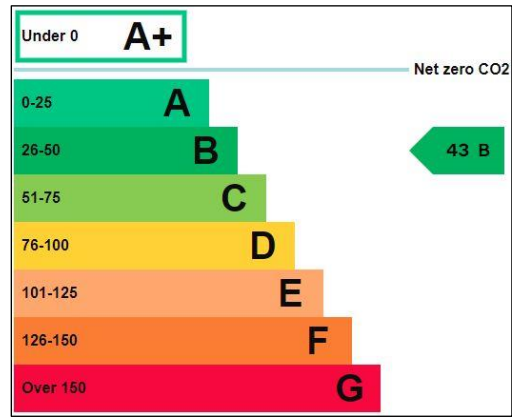
£18,000 per annum exclusive.

**VAT**

The property is not registered for VAT.

**EPC**

The EPC current has a rating of 43 (Band B).



**SERVICES**

It is understood that mains water and electricity and drainage services are connected to the property. The Gas feed has been capped.

None of these services have been checked or tested. Interested parties are advised to make their own enquiries with the relevant utility companies.

**SERVICE CHARGE**

The property will be subject to an ad-hoc service charge to cover the common parts.

**BUSINESS RATES**

According to the Valuation Office Agency website, the property’s listing from 1<sup>st</sup> April 2023 is as follows:

Description: Shop and Premises  
Rateable Value: £12,000

**LOCAL AUTHORITY**

Flintshire County Council, Llwynegrin Hall, Mold, CH7 6NR. Tel: 01352 752121

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**VIEWINGS**

Strictly by appointment with the Sole Letting Agents, Forge Property Consultants Ltd.

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Created: 01.03.2024

Amended:



Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property. Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ.

It must not be assumed that the property has all the required planning permissions or building regulations consents.

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

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