

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

The Old Grocery, 68 The Highway, Hawarden,
Deeside CH5 3DH

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General Remarks

Situated in a prominent village position with car parking facility to the side, this equipped restaurant, extending to approximately 206 square metres (2217 square feet) over three floors and a basement, is available for sale or the vendors may consider letting on flexible lease terms. Suited to a number of alternative commercial or residential uses, subject to consent.

Accommodation

Basement/Beer/Wine Cellar: 15' 0" x 12' 10" (4.58m x 3.92m) Delivery shute to Ground Floor. Fitted shelving.

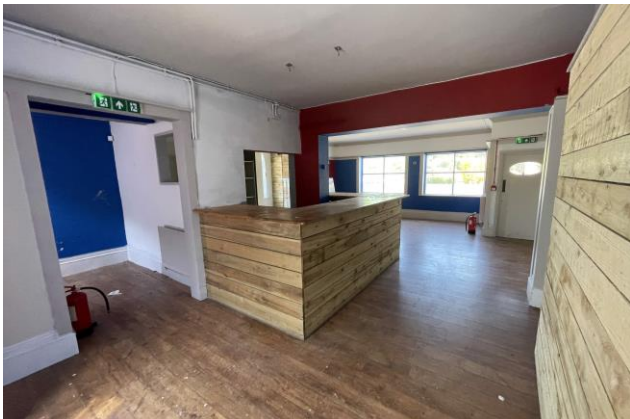
Entrance: 6' 6" x 3' 8" (1.97m x 1.11m) Approached through a part glazed door. Glazed upper reveal. Cornice finish to ceiling. Control box for integrated fire alarm system.

On The Ground Floor:

Ground Floor Restaurant Area: 20' 11" x 16' 6" (6.37m x 5.04m) Twin double glazed windows to front elevation. Two radiators. Feature arched double glazed window to side. Laminate timber-effect flooring. Fitted plate-shelf. Two wall-lights. Smoke alarm.

Bar Area: 14' 0" x 11' 11" (4.26m x 3.64m) Laminate timber-effect flooring. Fitted bar with a woodblock-topped surface. Fitted shelving to recess. Two wall-lights. Double glazed French windows to rear smoking deck.

Rear Lobby: 8' 0" x 7' 1" (2.44m x 2.16m) Feature arched window. Laminate timber-effect flooring. Radiator.



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Rear Entrance Hall: 6' 2" x 5' 1" (1.88m x 1.56m)
Laminate timber-effect flooring. Radiator. Part glazed back door. Double glazed window to smoking yard. Steps to Landing with cupboard accommodating a "Worcester" gas-fired combi boiler.

Ladies WC: 11' 6" x 5' 5" (3.51m x 1.64m) Two w.c. stalls having oak veneer doors and close flush suites. Wash-stand style wash basin with monobloc mixer tap attachment set on granite-effect topped surface. Fitted hand dryer.

Gents WC: 6' 6" x 2' 11" (1.98m x 0.90m) Fitted with close flush w.c. and wall mounted wash hand basin. Radiator. Fitted hand dryer.

On The First Floor:

Landing: 6' 0" x 4' 4" (1.84m x 1.33m)

First Floor Restaurant Seating Area: 21' 0" x 17' 2" (6.39m x 5.22m) Laminate timber-effect flooring. Twin sash windows to front elevation. Radiator. Cornice finish to ceiling. Ceiling rose. Part timber cladding to walls. Wall-light.





Commercial Kitchen: 13' 5" x 11' 11" (4.10m x 3.64m) Stainless steel fittings including double-bowl sink unit and drainer. Food preparation surfaces and heated warmer/servers together with refrigeration and range cover with commercial extractor above. Tiling to work areas. Friction flooring. Stainless steel hand wash station. PVCu framed double glazed window.

Food Preparation Room: 7' 11" x 7' 0" (2.42m x 2.14m) Twin drainer deep bowl sink unit with shelving below. Stainless steel dishwasher. Stainless steel refrigeration. Stainless steel shelving. Wall mounted "Main" multi-point gas-fired hot water boiler. Extractor fan. PVCu framed double glazed window. Tiling to work areas.

On The Second Floor:

Landing: 9' 11" x 3' 2" (3.01m x 0.97m) maximum.

Admin Office: 14' 8" x 10' 9" (4.48m x 3.27m) PVCu framed double glazed window.

Office 2/Kitchenette: 11' 11" x 10' 2" (3.63m x 3.10m) PVCu framed double glazed window. Fitted sink unit incorporating refrigerator with double hot plates.

Bathroom: 7' 10" x 7' 1" (2.39m x 2.16m) Fitted with a three piece white suite comprising a close flush w.c., pedestal wash hand basin and panelled bath. PVCu framed double glazed window. Half tiling to walls.

Storage Area 1: 11' 1" x 5' 8" (3.37m x 1.72m) Double glazed window.

Storage Area 2: 11' 3" x 3' 7" (3.44m x 1.10m)

Services: The property has the benefit of an integrated fire alarm system with heat/smoke detectors and strike boxes throughout. All main services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in a cupboard on the rear ground floor landing.

Outgoings: From an online enquiry with the Valuation Office website, the Rateable Value of the property from April 2023 is £8,500.

Directions: For satellite navigation use the post code CH5 3DH. See attached plan.



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