

Brunswick Road, Buckley. CH7 2ED  
£135,000 MS10995



**DESCRIPTION:** An ideal investment property in a prime location within the town. The current business occupying the retail unit is still trading until mid July. A one bedroom first floor flat above which is currently vacant and has potential to generate £6000.00 per annum. The flat has been recently decorated and had the carpets replaced. The flat has gas heating.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Shotton Office**

**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DIRECTIONS:** From our Shotton office turn right onto Chester Rd W/B5129 towards Queensferry. At the traffic light intersection continue to the roundabout, take the 4th exit onto the A494 ramp to Mold/Yr Wyddgrug. Exit the bypass signposted Buckley and take the 3rd exit for Buckley. Continue until passing the Medical Center and High School on the right. At the traffic lights turn left and then right into Precinct Way to the car park on the left. Walk into the pedestrianized main street which is Brunswick Road and the property will be seen in a prime location on the right hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



## **RETAIL UNIT**

**RETAIL SPACE** 20' 9" x 16' 7" (6.32m x 5.05m) Great shop frontage for displays in the town centre. Built in storage.

W.C. Wash hand basin and W.C.

**OFFICE/TREATMENT ROOM** 10' 2" x 6' 8" (3.1m x 2.03m) Laminate floor.

**KITCHEN:** 10' 1" x 6' 1" (3.07m x 1.85m) Circular stainless steel sink unit with base units and work surface over. Double glazed window. Rear exit.

## **FIRST FLOOR FLAT**

**ENTRANCE HALL:** Night storage heater and stairs to first floor.

**LOUNGE:** 13' 7" x 11' 2" (4.14m x 3.4m) Radiator.



**DINING ROOM:** 10' 9" x 8' (3.28m x 2.44m) Radiator and double glazed window.



**KITCHEN:** 9' 4" x 5' 6" (2.84m x 1.68m) Double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Wall mounted gas boiler.

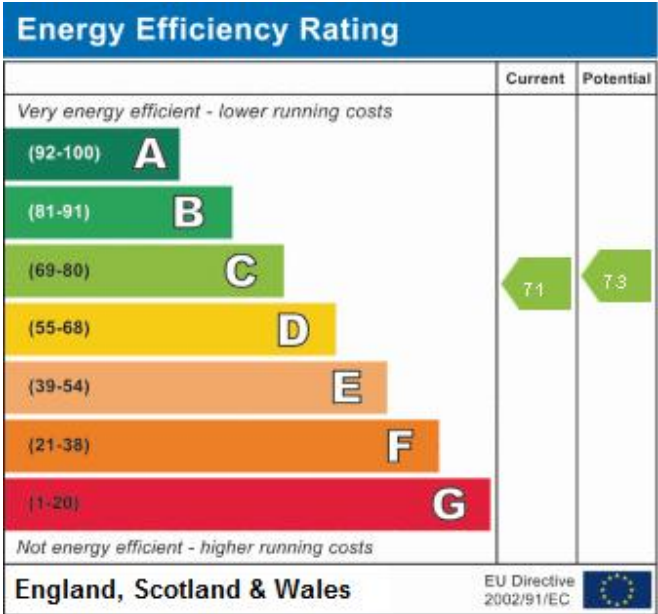


**BEDROOM 1:** 12' 8" x 8' 8" (3.86m x 2.64m) Radiator and double glazed window.

BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary tiling.



OUTSIDE: Parking for one car.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.