

Asking Price £175,000

97 Chester Road East, Shotton,
Deeside CH5 1QB

BOWEN

PROPERTY SINCE 1862

97 Chester Road East, Shotton, Deeside CH5 1QB

General Remarks

A prominently situated commercial premises latterly used as a Veterinary Surgery suited to a number of uses (subject to planning) providing well-proportioned accommodation of approximately 197 square metres (2120 square foot) with off street parking on a corner location on the main B5129 coast road adjacent to Charlies, The Range, B & M, McDonalds and the Deeside Leisure Centre.

These prominently situated commercial premises have latterly been used as a Veterinary Surgery but are suited to a number of alternative uses subject to planning consent. The internal accommodation over two floors extends to 197 square metres (2120 square foot) is gas centrally heated and has PVCu double glazed windows. Outside there is a part enclosed tarmac parking area to the side leading to an external store and double garage.

Location: The property occupies a corner site on the B5129 coast road by the traffic lights at the junction with Shotton Lane. It is adjacent to a Retail Park which includes several major users including Charlies, B & M, The Range and McDonalds. It is approximately a quarter of a mile equidistant from Deeside Leisure Centre and the Railway Station at the centre of town.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Constructed: of brick with roughcast rendered upper elevations beneath a slated roof.

Accommodation

On The Ground Floor:

Reception Room: 20' 0'' x 14' 10'' (6.09m x 4.52m) With corner entrance door. Composite flooring. Two radiators.

Inner Hall: 25' 4'' x 3' 4'' (7.72m x 1.02m) Ceramic tiled floor which extends through the remainder of the ground floor. Radiator. Access door to Side Hall.

Dispensary: 7' 5'' x 3' 1'' (2.26m x 0.94m) (Being under-stairs).

Consulting Room 1: 15' 3'' x 6' 9'' (4.64m x 2.06m) Pedestal wash hand basin. Radiator.

Consulting Room 2: 16' 1'' x 6' 9'' (4.90m x 2.06m) Pedestal wash hand basin. Half-tiled walls. Radiator.

WC: 4' 9'' x 4' 0'' (1.45m x 1.22m) Fitted two piece white suite comprising a close coupled dual flush w.c. and a pedestal wash hand basin. Radiator.

Surgery: 13' 10'' x 13' 10'' (4.21m x 4.21m) Fitted base and wall cabinets. Half-tiled walls.

Theatre 1: 9' 0'' x 4' 11'' (2.74m x 1.50m) Half-tiled walls.

Kennels: 13' 11'' x 8' 3'' (4.24m x 2.51m) Single drainer stainless steel sink unit. Fitted base and wall cabinets. Terrazzo tiled floor. Radiator.

X-Ray Room: 12' 9'' x 5' 0'' (3.88m x 1.52m) Half-tiled walls. External fire door. Terrazzo tiled floor.

Side Hall: 16' 0'' x 6' 5'' (4.87m x 1.95m) With external door to the side. Staircase leading off. Radiator. Composite flooring.

On The First Floor:

L-Shaped Landing: to:

Staffroom: 14' 7'' x 9' 9'' (4.44m x 2.97m) Fitted base and wall cabinets. Single drainer stainless steel sink unit. Corner cupboard.

Examination Room: 14' 11'' x 9' 9'' (4.54m x 2.97m) Radiator. Composite flooring.

Inner Landing: Radiator.

Office: 16' 1'' x 14' 0'' (4.90m x 4.26m) Radiator.

WC: 10' 8'' x 5' 7'' (3.25m x 1.70m) Fitted two piece white suite comprising a low level w.c. and pedestal wash hand basin. Part tiled walls. Radiator.

Kitchen: 13' 11'' x 12' 3'' (4.24m x 3.73m) Fitted single drainer stainless steel sink unit. Base and suspended wall cabinets. Corner boiler cupboard accommodating the "Worcester" combination gas-fired boiler. Radiator.

Outside: Part enclosed tarmac and concreted Parking Area to the side with an attached Former WC. Store Shed 14' x 8'2" (4.26m x 2.48m) fitted with electric light and power and plumbing for a washing machine. Double Garage 18'9" x 16'5" (5.71m x 5.00m) fitted with two metal up and over doors.

Services: All mains 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 within the Kitchen. The property has both current Gas Safety Check and EICR Certificates.

Tenure: Freehold. Vacant Possession on Completion.














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VEOLIA
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Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 93|D.

Outgoings: Rateable Value £13,000.

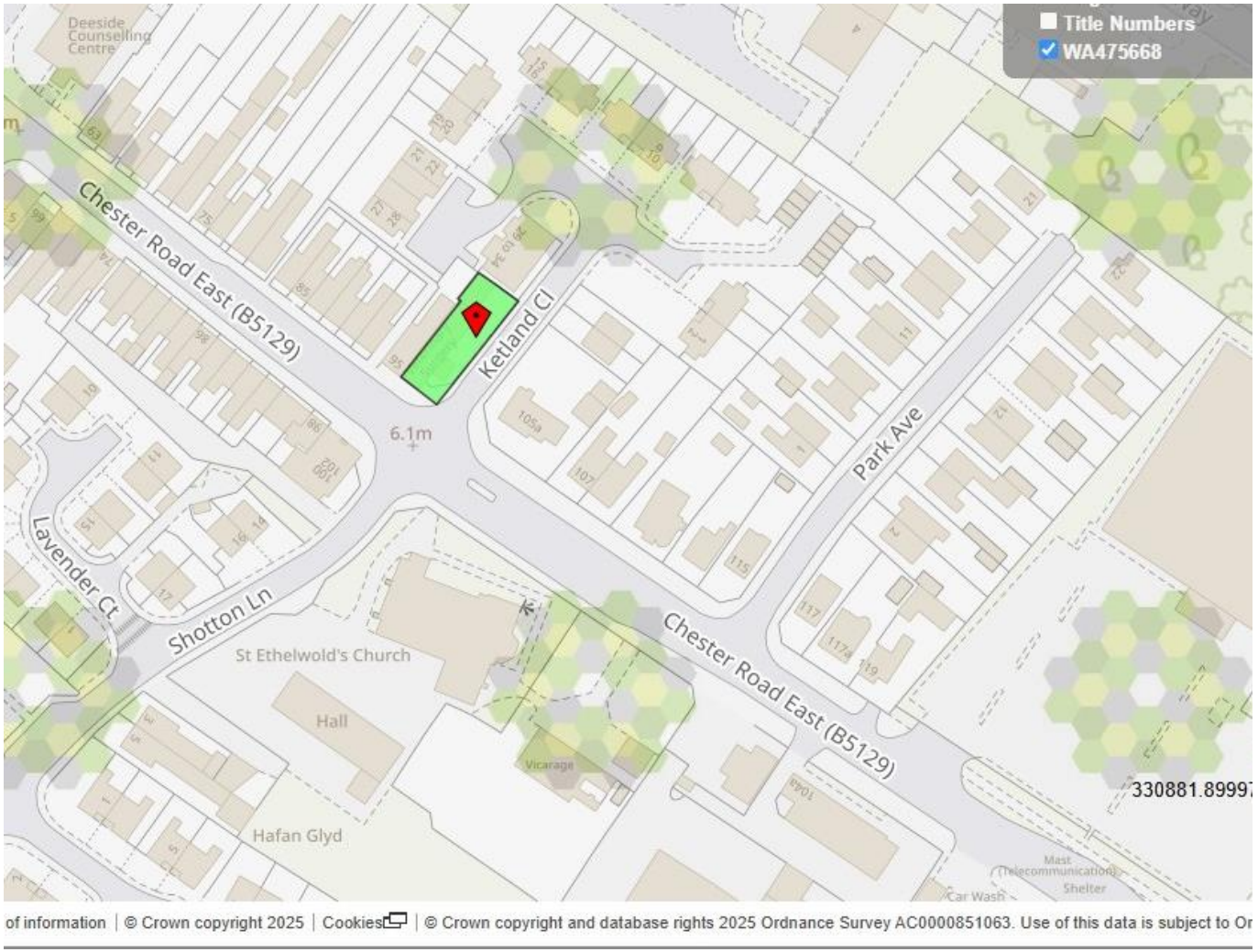
Directions: For satellite navigation use the post code CH5 1QB. From the roundabout beneath the A494 take the exit onto the B5129 towards Shotton. Pass the Deeside Leisure Centre and Retail Park on the right continuing to a set of traffic lights by St. Ethelwold's Church. At the lights turn right into Ketland Close and the property will be seen immediately on the left.

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