

Reid & McGlade

PROPERTY GROUP



56 Church Street

, Flint, CH6 5AE

£25,000



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Shop Floor

Step up to the main shop floor, which is an inviting area fitted with a full length refrigerated serve-over display providing ample space for the preparation of sandwiches and display of food. Equipped with wash hand basin and till/payment area.

Preparation Room

To include a stainless steel sink and draining unit, industrial gas hob and double oven with extractor over, and stainless steel preparation units, overhead lighting with doors into:

Storage Room

Equipped with fridges, shelving units, stainless steel wash hand basin, overhead lighting wall mounted boiler.

W.C

Wall mounted wash hand basin, low level flush w.c.

Rear

A parking space is available to the rear of the shop.

Lease

The lease is currently on a rolling agreement with the landlord. We would be happy to discuss and negotiate suitable lease terms with the landlord, subject to your requirements.

Please let us know what term you would be looking for, and we can make the necessary enquiries on your behalf.

To Arrange A Viewing

Strictly by prior appointment through Reid & McGlade

Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Tel: 01352 762300

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property

other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.