

# BOWEN

PROPERTY SINCE 1862



To Let - £7,250 per annum

89 Chester Road West, Shotton,  
Deeside CH5 1BZ

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## General Remarks

A first floor suite of part recently refurbished self-contained offices with four car spaces comprising five main rooms plus ancillary accommodation extending in total to approximately 1240 square feet (115 square metres) in a prominent location on the main coast road (B5129).

A first floor suite of gas centrally heated self-contained offices with four car spaces comprising five main rooms plus ancillary accommodation extending in total to approximately 1240 square feet (115 square metres) in a prominent location on the main coast road (B5129). The property has recently been refurbished, works including external re-rendering, new PVCu framed double glazing, a new "Ideal" combi boiler and new sanitaryware. Available on a new internal repairing and insuring lease for a negotiable term.

## Accommodation

### On The Ground Floor:

**Self-Contained Hall:** 9' 2" x 6' 0" (2.79m x 1.83m)

Approached through double PVCu framed double glazed doors. Terrazzo tiled floor and staircase with Half-Landing leading off to:

### First Floor:

**Landing:** 18' 8" x 11' 2" (5.69m x 3.40m) Sky-light.

**Main Office:** 21' 4" x 12' 9" (6.50m x 3.88m) Two radiators. Four strip-lights. Book-case with sliding doors.

**Front Office 1:** 12' 5" x 10' 4" (3.78m x 3.15m) Radiator. Two strip-lights. Leading to:

**Front Office 2:** 10' 4" x 7' 3" (3.15m x 2.21m) Fitted book-case. Radiator. Strip-light.

**Front Office 3:** 12' 6" x 10' 8" (3.81m x 3.25m) Radiator. Two strip-lights.

**General Office:** 25' 9" x 10' 11" (7.84m x 3.32m) Two radiators. Four strip-lights. Dual aspect with windows to front and rear.

**Staffroom:** 12' 4" x 6' 11" (3.76m x 2.11m) Radiator.

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Your home may be repossessed if you do not keep up repayments on your mortgage



**Shower Room:** 11' 0" x 9' 9" (3.35m x 2.97m) overall W.C. cubicle partitioned off with wall mounted "Ideal" combination gas-fired central heating boiler. Cloakroom area fitted with a new suite comprising a vanity wash hand basin and recessed shower tray having a screen door and "Mira" mains shower unit. Radiator. Half ceramic tiled walls. Two pendant light points.

**Outside:** Four Car Parking Spaces are available within the adjoining Car Park approached from Brook Road at the side elevation. Additional spaces are available by negotiation. The cost of a permit (April to

April) is £50.00 per car. A book of 100 day permits for visitors is available for purchase.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the newly installed wall mounted "Ideal" combination gas-fired boiler situated in the W.C. The main offices have trunk enclosed wiring systems for electricity and communications.

**Lease:** The property is available on a new internal repairing and insuring lease for a term to be agreed.



**Rates:** The VOA website confirms that the whole of the property has a Rateable Value of £21,250. The in-going tenant will be responsible for a proportionate payment based on the VOA calculation.

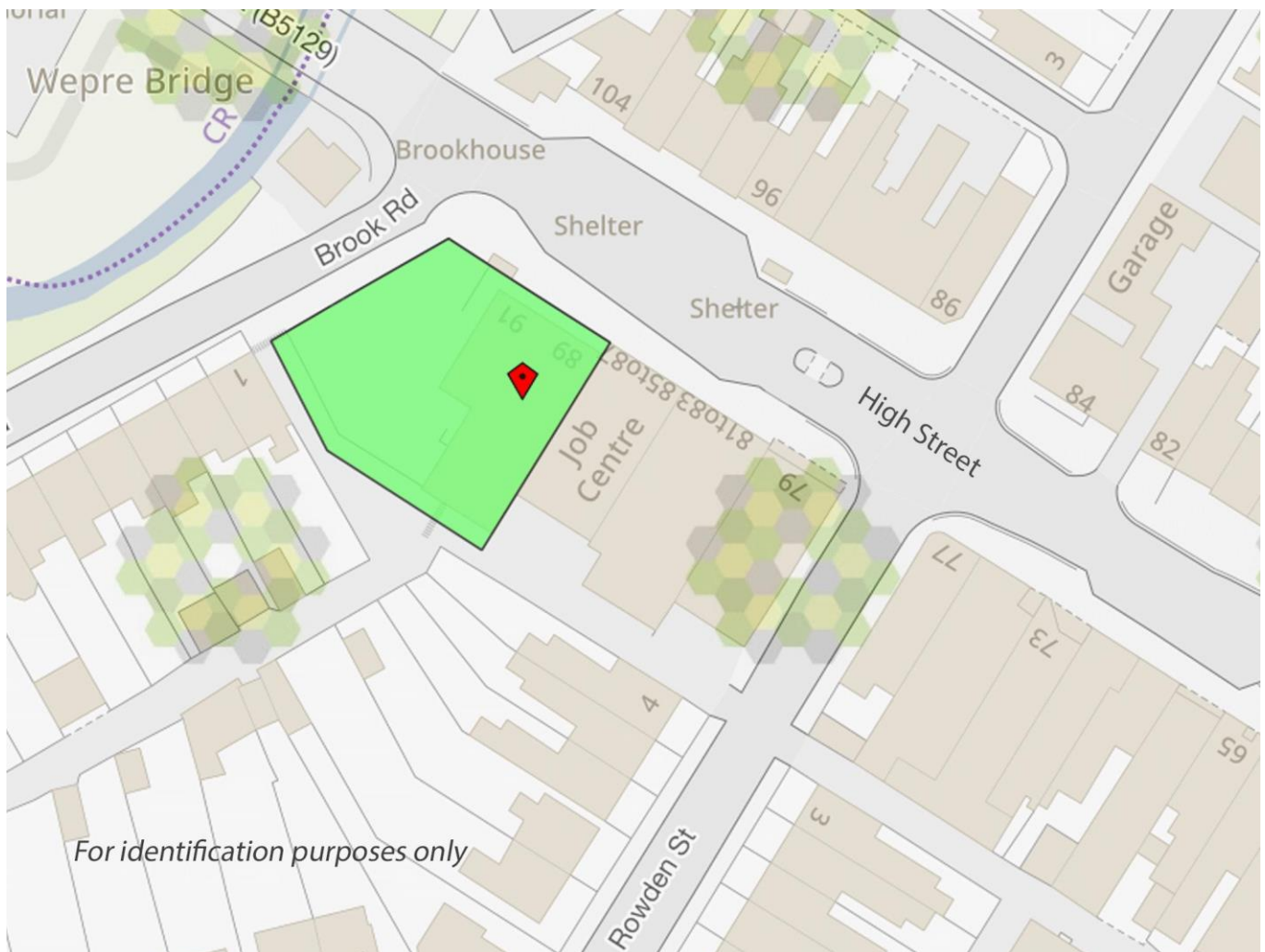
**VAT:** All prices quoted are exclusive of but may be liable to Value Added Tax.

**EPC:** EPC Rating - 62|C.

**Legal Costs:** Each party is responsible for the payment of their own legal costs incurred in documenting this transaction.

**Viewing:** By prior appointment with the Agents.

**Directions:** For satellite navigation use the post code CH5 1BZ. Leave the A494 expressway signposted B5129 "Queensferry". Follow the signs towards Queensferry. Continue past the Deeside Leisure Centre and into Shotton. Continue beneath the railway bridge and through the town when the property will eventually be seen on the left immediately before the turning into Brook Road.



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 expressly 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.