

# TO LET RETAIL UNIT

## QUAY DISTRICT CENTRE

Ffordd Llanarth  
Connah's Quay  
Clwyd, CH5 4WL

- Popular local shopping centre
- Free onsite customer parking
- All uses will be considered subject to planning
- Shopping centre anchored by Morrisons Food Store and Home Bargains

UNIT AVAILABLE  
**2,000 sq.ft**  
(185.8 sq.m)

Total  
Development  
**19,764 sq.ft**  
(1,836 sq.m)

Occupiers include:

*Hays Travel*

  
**Morrisons**  
Since 1899

**Card Factory**

*home* **bargains**

 **Barnardo's**

**BA Commercial**  
Chartered Surveyors

**01244 351212**  
bacommercial.com

  
barkerproudlove  
retail property consultants  
**0161 631 2852**  
www.barkerproudlove.co.uk

**LCP.**  
part of IM'Core

**01384  
400123**

searchlcp.co.uk





## About the area

Connah's Quay is the largest town in the county of Flintshire, North Wales, lying within the Deeside conurbation along the River Dee, near the border with England.

Deeside College is a big employer in the town along with Connah's Quay power station. The Deeside industrial estate, one of the largest such complexes in the region as well as Tata steelworks which is on the town's border on the north bank of the River Dee.

Popular residential area

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## Site Plan

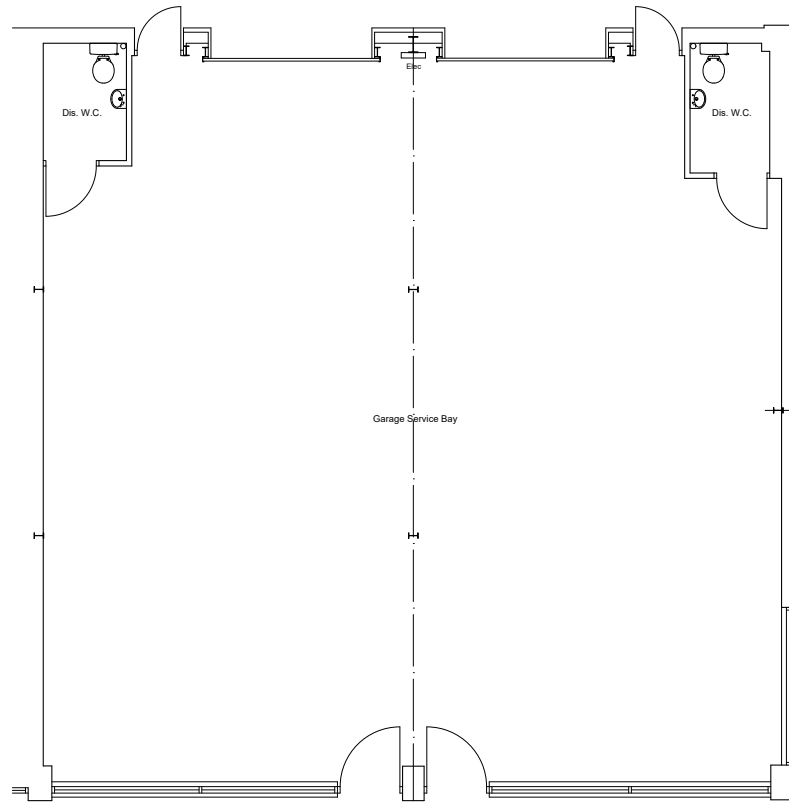


## List of Occupiers

Unit C	Hays Travel	Unit H	The E-Cig Store
Unit D	Card Factory	Unit I	Barnardos
Unit E	Morrisons Pharmacy	Unit J	Quayside Opticians
Unit F		Unit K	Barnardos
Unit F1		Unit L	Claire House
Unit G	Home Bargains	Unit M-N	VACANT



## Floor Plan Unit M-N



## Available Unit

UNIT M-N	sq.ft	sq.m
UNIT SIZE	2,000	185.8
RENT	£30,000	
SERVICE CHARGE	£5,098	
INSURANCE	£560	
EPC	B (44) Exp: February 2032	

## Description

The property comprises a modern ground floor retail unit with rear WC.

Dominant district shopping centre, anchored by a 52,000 sq.ft Morrisons and Home Bargains in popular residential area.

- High footfall shopping centre
- Positive mix of uses
- A number of large employers within close proximity
- Well maintained centre
- Car parking to the front of the units



**FREE**  
325 car park  
spaces

Total Units  
**13**

Local bus  
routes  
nearby



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## Viewing

Strictly via prior appointment with the appointed agents:



**0161 631 2852**  
www.barkerproudlove.co.uk

**Jon Lovelady**  
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**01244 351212**  
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**Dan Wild**  
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**Mindy Bishop**  
M: 07425 820035  
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**01384 400123**

searchlcp.co.uk



**Kristien Neve**  
M: 07778 140729  
E: KNeve@lcpproperties.co.uk



**SAT NAV**  
CH5 4WL

## Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

All mains services are available.

## Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

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