



Unit 1 + Unit 2 Fron Road, Connah's Quay, Deeside, CH5 4PJ

£165,000

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EPC - D66 Council Tax Band - Tenure - Leasehold

Fron Road, Deeside null Bedrooms - Shop

Modern full height, triple glazed windows with centralized double glazed doors lead into this attractive, 41 sq ft leasehold commercial unit. This well presented, flexible space would be ideal for nail salon, hairdressers, office space or accessible retail space.

Set in a popular area of Connahs Quay the unit is situated between the Town Council Offices, coffee shop and busy pharmacy.

A free public car park and overflow car park to the front of the unit allows easy access for customers.



Description

Modern full height, triple glazed windows with centralized double glazed doors lead into this attractive, 41 sq ft leasehold commercial unit.

Leasehold

The lease is for 92 years - renewable in 2116

Ground Rent

The ground rent is £279 per annum- for ground maintenance, planters and the pathways. Also contributes to the building insurance.

Showroom

20'7" x 20'4" max (6.296 x 6.2 max)

A light, bright welcoming environment with ample wall space for marketing and wall hangings, laminate and tiled flooring, wall mounted electric heaters, suspended ceiling with inset spotlights and smoke alarm. ample sockets and switches for a salon.



Door leading off;

Kitchenette

With worktop surface, inset stainless steel sink and mixer tap, base cupboard with doors. Wall mounted electric heater and inset spotlights.

Cloakroom/ WC

With low level WC, wall mounted wash basin and mixer tap.



Directions

From the agents Mold office proceed down Chester St, to the Tesco roundabout, take the 1st exit onto Lead Mills, at the next roundabout, take the 4th exit onto King St/A5119, continue to follow A511. At the traffic lights bear left onto Raikes Lane, continue to follow A5119 passing through Sychdyn. Turn right onto Connah's Quay Rd into Connahs Quay and then right again along Mold Rd. Turn right onto Breeze Hill then left onto Fron Rd where the development will found on the right hand side within close proximity to the Connah's Quay Town Council offices.

Description (Unit 2)

Modern full height, triple glazed windows with centralized double glazed doors lead into this attractive, 41 sq ft leasehold commercial unit.

Leasehold (Unit 2)

The lease is for 999 years - renewable in 3016.

Ground Rent (Unit 2)

The ground rent is £279 per annum- for ground maintenance, planters and the pathways. Also contributes to the building insurance.

Show Room (Unit 2)

20'7" x 11'5" to the widest point (6.28 x 3.485 to the widest point)

A light, bright welcoming environment with ample wall space for marketing and wall hangings, laminate flooring, wall mounted electric heaters, suspended ceiling with inset spotlights and smoke alarm.

Doors leading off to additional work space;

Beauty Room

8'2" x 14'0" (2.51 x 4.29)

With worktop surface, inset stainless steel sink and mixer tap and Triton T30I water heater, base cupboard and drawers. Wall mounted electric heater and inset spotlights.

Staff Room

7'5" x 9'7" (2.28 x 2.93)

With worktop surface, inset stainless steel sink and mixer tap, base cupboard with doors. Wall mounted electric heater and inset spotlights.

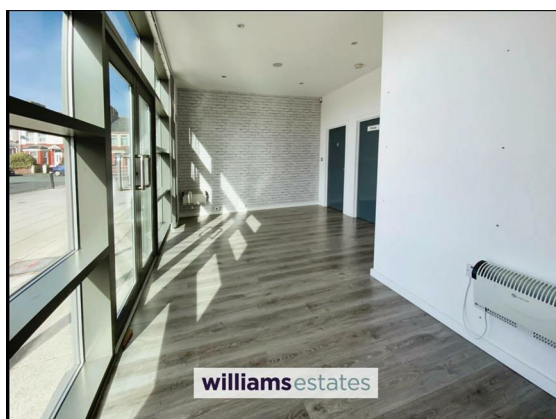
Cloakroom / WC

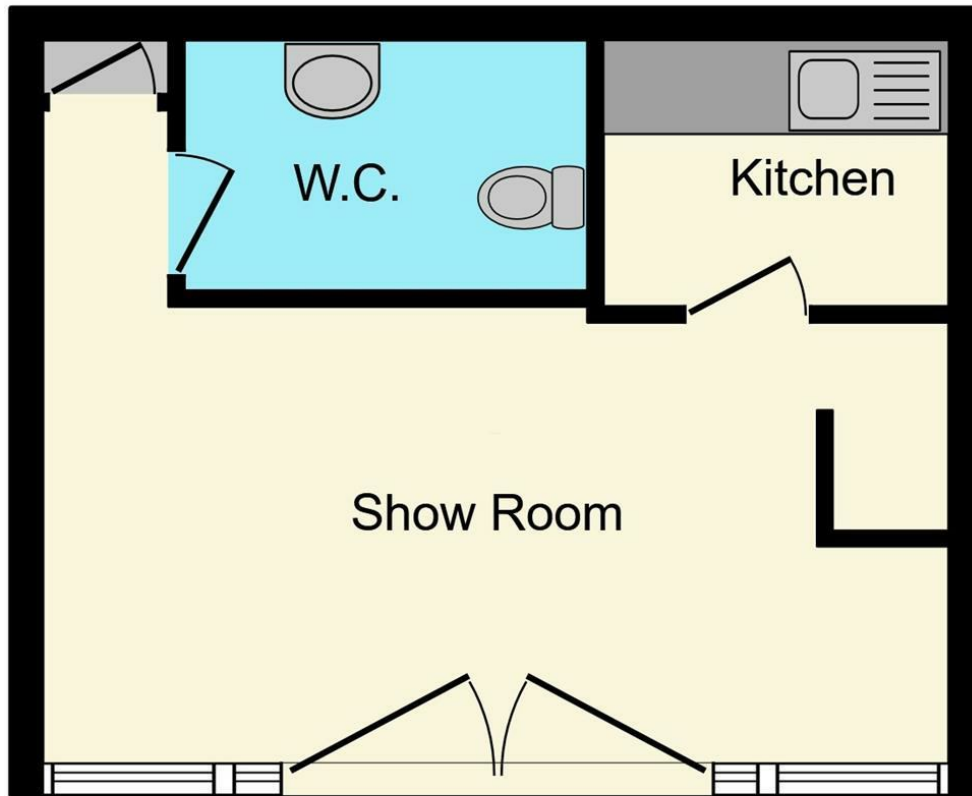
4'6" x 8'6" (1.38 x 2.60)

With low level WC, wall mounted wash basin and mixer tap, ample space for additional storage.

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Floor Plan

Total floor area 26.7 m² (288 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	66	68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.