

UNIT 1 UNDER OFFER TO



YOUR  
ELECTRICAL  
EXPERTS



# FLINT TRADE ZONE

FLINT,  
NORTH WALES,  
CH6 5GB

## TO LET

Trade Counter Units from c.4,636 sq ft.  
Up to 24,950 sq ft for larger requirements.



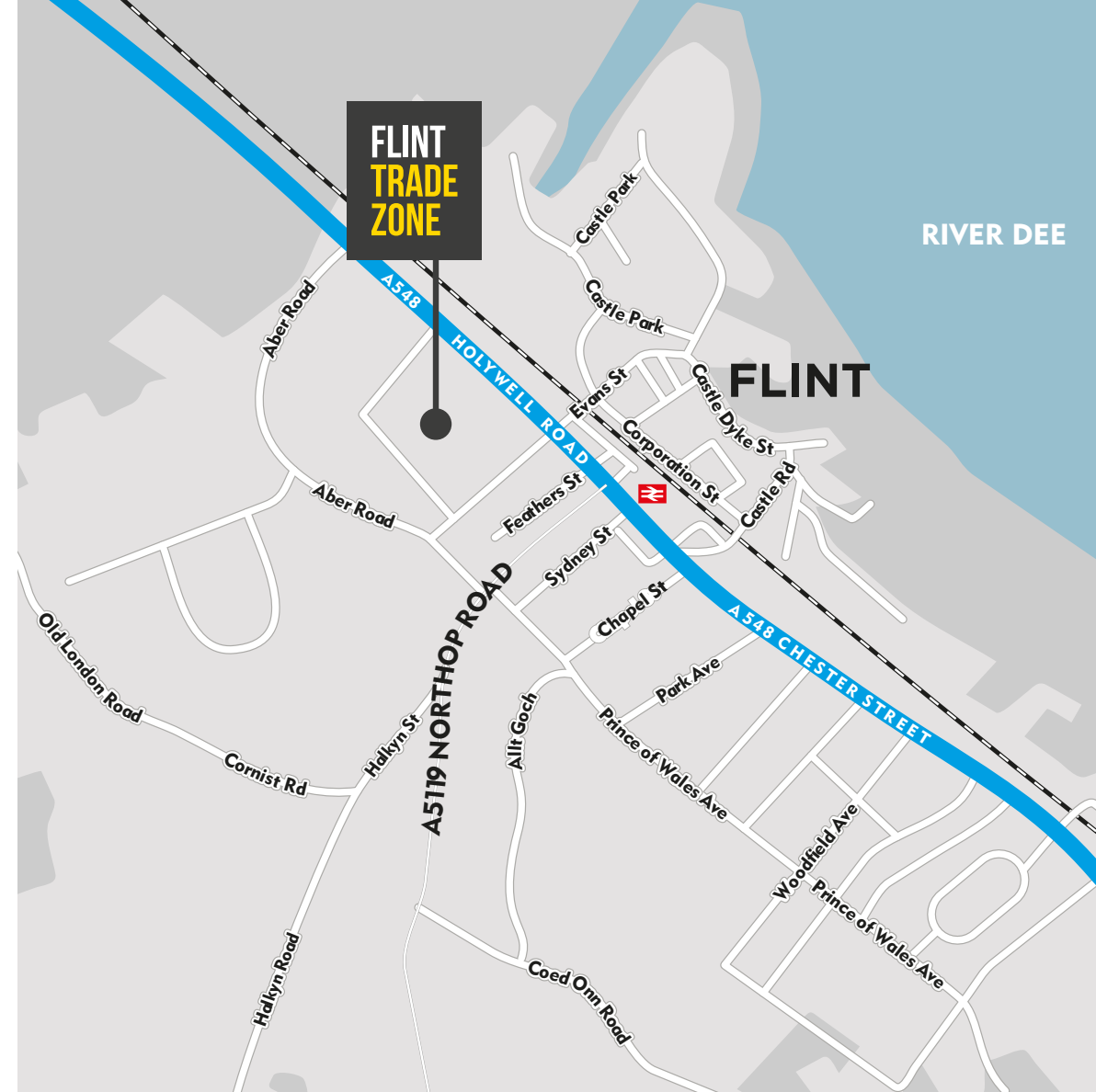
PROMINENT LOCATION ADJACENT TO FLINTSHIRE RETAIL  
PARK AND JADE JONES PAVILION LEISURE CENTRE



VEHICLE MOVEMENTS  
OF C. 35,000 PER WEEK

# LOCATION

FLINT TRADE ZONE IS LOCATED IN FLINT, A TOWN IN THE HISTORIC COUNTY OF FLINTSHIRE IN NORTH WALES.



Flint is the largest town in Flintshire, the most densely populated area of North Wales with a population of c.157,847 people (c.68,112 households), the principal settlements include Buckley, Connah's Quay, Flint, Holywell and Mold.

The town adjoins the River Dee and is located c.6 miles North of Mold, c.12 miles West of Chester and c.23 miles South of Liverpool. The Wirral can be seen across the River Dee and views to the South of the town include Pentre Halkyn Mountain.

Flint benefits from excellent road communications and is conveniently situated close to the A548 (a key coast road), the A494 (a vital trunk road running between the M56 and the A470) and the A55 (the North Wales Expressway). The Welsh Government has proposed road improvement works to the A55, A494 and A548 Flintshire corridor, this will further improve connectivity to the town.

Flint railway station lies on the North Wales Coast Line, providing services between Manchester and Llandudno and services between London - Holyhead and Cardiff - Holyhead. The town is on National Cycle Route 5, cyclists can ride East to Chester along the banks of the River Dee or cycle West along the coast.

# SITUATION

FLINT TRADE ZONE IS PROMINENTLY LOCATED IN THE HEART OF THE FLINTSHIRE RETAIL AREA, ONLY A SHORT WALK FROM THE TRADITIONAL HIGH STREET WHERE THE MAJORITY OF OCCUPIERS ARE EITHER LOCAL OR REGIONAL.

The adjacent Flintshire Retail Park is the principal retail location for the town.

Also close to the site is the town's library and leisure centre, known as the Jade Jones Pavilion which includes a swimming pool, fitness suite, ten pin bowling, indoor green bowling, a café area and multi-activity rooms. Access to the site is easily facilitated on the A5119, which is off the main A548 busy coastal Holywell road.

Flint Train Station is a 2 minute walk away Pedestrian links also provide direct access ensuring strong pedestrian footfall from neighbouring residential areas and local bus routes.

Notable surrounding occupiers include:



# ACCOMMODATION

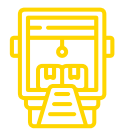
UNIT 1	UNDER OFFER TO CEF	
UNIT 2	4,636 sq ft	430.7 sq m
UNIT 3	4,910 sq ft	456.1 sq m

# SPECIFICATION

REFURBISHED TRADE COUNTER UNITS  
COMPRISING:



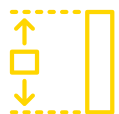
FEATURE GLAZED ENTRANCE



SEPARATE LOADING/SERVICE AREA  
TO REAR



DEDICATED TRADE ZONE PARKING AREA



EAVES HEIGHTS OF 7.2M



STEEL PORTAL FRAME



# FURTHER INFORMATION

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion of the refurbishment works.

## TENURE

Available by way of a new full repairing lease for a term of years to be agreed.

## PLANNING

The units will be suitable for A1 uses including trade counter consent.

## SERVICE CHARGE

A service charge will be applicable for the common areas of the Park.

## RENT REVIEW

Rent review clauses to be drafted on the basis of Trade Counter rents.

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

## CONTACT



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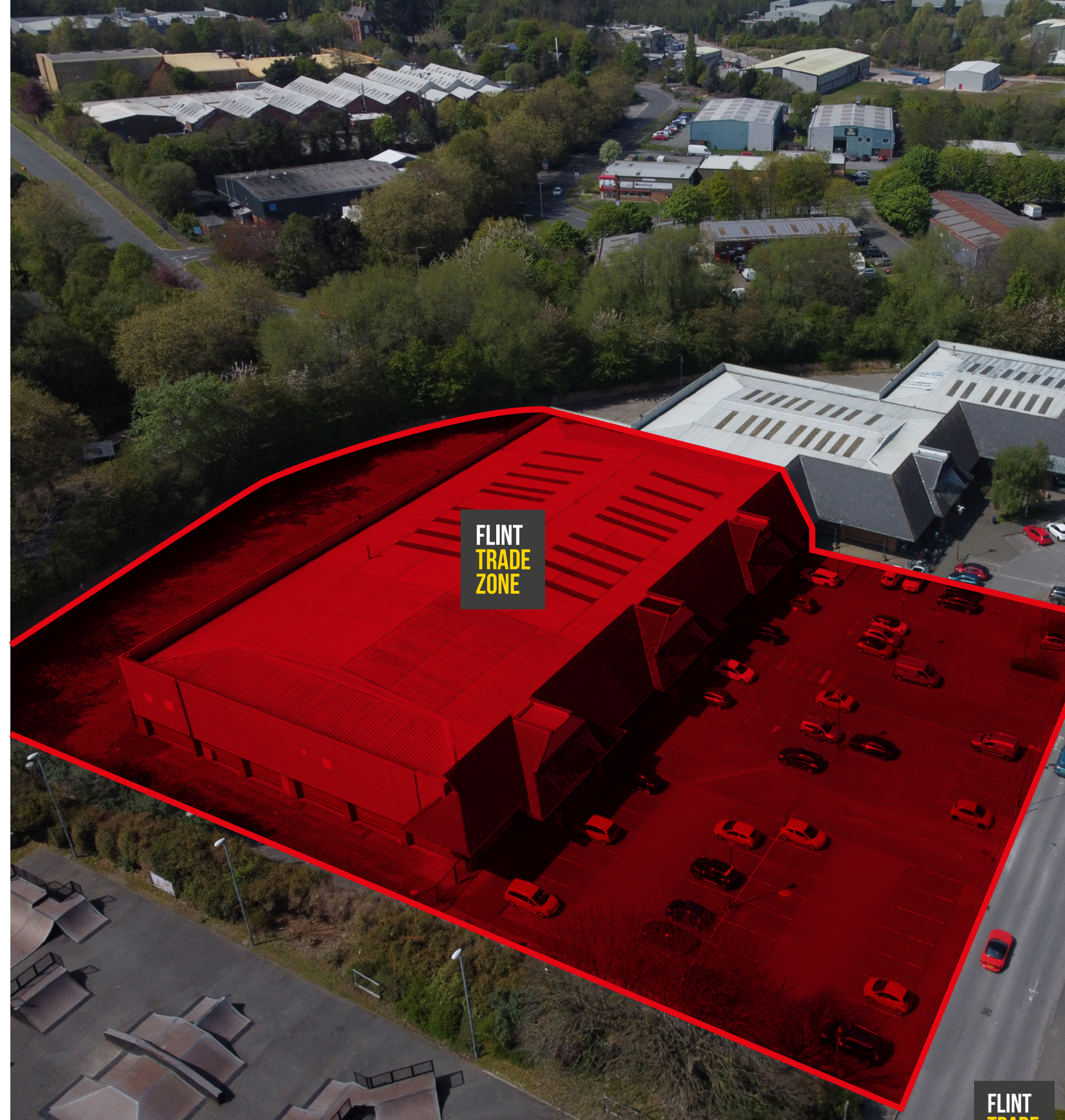
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Designed by:  
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FLINT, NORTH WALES, CH6 5GB

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TRADE  
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