

# Retail

# 4 & 5 Tower Gardens, Holywell CH8 7TG



## Description

The property comprises a double fronted unit, arranged over two floors, which was previously two retail units. The property was trading as a kitchen showroom, however would be suitable for a variety of uses, subject to planning. The property benefits from offices on the first floor, a canopy at the front and gas central heating.

## Location

The property is located in a busy parade of shops in the centre of Holywell, a short distance from Tesco Superstore, JD Wetherspoons and numerous estate agents. The property is well served in the form of a nearby car park and bus stop.

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### **Rental Price**

£8,000 per annum

#### Accommodation

Ground Floor	74.22m²	830ft <sup>2</sup>
First Floor	63.6m <sup>2</sup>	684.3ft <sup>2</sup>

Kitchen and WC facilities

# **Legal Costs**

Each party to be responsible for their own legal costs

#### **VAT Statement**

All prices and rents quoted are excusive of VAT

#### **Tenure**

The property is available by way of a new F R & I lease, for a minimum term of 3 years.

# Rating Assessment

Ì	Rateable Value	£10,500 (small business
	Nateable value	
		rate relief available)

Strictly by arrangement with Agent. Contact



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