

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

4 & 5 Tower Gardens, Holywell CH8 7TG

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### 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.

0151 647 9272

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## Rental Price

£12,000 per annum

## Accommodation

Ground Floor	74.22m <sup>2</sup>	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 exclusive of VAT

## Tenure

The property is available by way of a new F R & I lease, the length of which is negotiable

## Rating Assessment

Rateable Value	£10,500
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Strictly by arrangement with Agent. Contact



## Tom Carew

Commercial Agency

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