



FOR SALE - FULLY LET INVESTMENT BUILDING WESTMINSTER HOUSE, TRELAWNEY SQUARE, FLINT, FLINTSHIRE. CH6 5NN

- Highly prominent, centrally positioned, substantial freehold property, close to busy train station and on main road adjoining prime shopping area.
- Fully let freehold, comprising two shops and three independent flats. The entirety recently, fully refurbished with rent of £32,844 p.a.
- Development potential for two further studio apartments.
- VIEWING: Celt Rowlands & Co. 01691 659659.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Flint is one of the principal towns in North Wales, Flintshire, with a resident population of 12,953 (2011 census) some 13 miles from Chester to the east, and just off the A55 expressway to Holyhead. Apart from fairly substantial industrial areas, providing a source for employment for the town centre has a range of national multiples including Boots, Lloyds Pharmacy, Sayers Bakers, Specsavers etc., and the subject premises are situated in the former Nat West Bank building on Trelawney Square/Chester Street, close to Subway, Tesco Express and on the same road as Aldi. To the rear is the Flint main railway line of Chester to Holyhead.

DESCRIPTION

As stated, the former Nat West Bank building, which was acquired by the vendor in recent years, and has been the subject of a comprehensive and exacting refurbishment. These works included:-

- Refurbishment externally and internally.
- Whilst the building is not listed, external refurbishment was carried out to a high standard, sympathetic to the building's location within the conservation area, and included replacement of original stonework, windows where necessary and rendering.
- Creation of units and flats in full compliance with regulations relating to fire safety, energy efficiency and sound insulation. Interested parties should rely on their own advice in these subject areas.

The accommodation, leases and rental income is as shown on the attached schedule.

Please note that each of the 3 flats are supplied with central heating radiators. Separate electricity, gas and water meters installed. There are integral ovens, gas hobs and fridges within the kitchen areas. Air conditioning/wall heaters in Unit 1 and 2



DEVELOPMENT POTENTIAL

An area of flat roof upon which the vendors have recently received favourable support from the Planning Authority for building further residential. Please see schedule attached.

Services

The property is connected to mains water, gas, electricity and drainage.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

VARIOUS PHOTOGRAPHS OF THE THREE FLATS



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UNIT 1



UNIT 2



PRICING

For the freehold interest, subject to the tenancies, and with the benefit of the area of development potential, a price is asked on application to the agents.

VAT

Units 1 and 2, both commercial, are VAT elected and the apartments are not elected for VAT.

EPC RATING

The whole building is rated 'D'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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Ground Floor	Accommodation Details	Floor Area	Tenant and Tenancy Details	Rent Received	Notes
Unit 1	<p>Corner sales, well fitted with suspended ceiling, air con, perimeter trunking</p> <p>Office and separate kitchen Disabled WC Total NIA Approx.</p>	<p>383 sq.ft.</p> <p>115 sq.ft.</p> <p>46.26m.sq./498 sq.ft.</p>	Barber Shop – 5 Year internal repairing lease from approximately mid November 2021.	£715 pcm / £8,580 p.a. exclusive	
Unit 2	<p>Sales, well fitted ground floor salon and beauty room of WC -</p> <p>Basement former strong rooms & lift Potential as a completely independent unit Total NIA Approx.</p>	<p>543 sq.ft.</p> <p>298 sq.ft.</p> <p>78.13m.sq./841sq.ft.</p>	Bliss Hairdresser. 3 Year internal repairing lease from March 2021.	£562 pcm/£6744 p.a. exc.	
Upper Floors					
Flat 1	<p>Living room, fully fitted kitchen area, double bedroom, shower room with WC and wash basin, entrance hall. Approx.</p> <p>If separate underused store room is included into the flat which could easily create a second bedroom. GIA approx.. Total</p>	<p>45.31m.sq./488 sq.ft.</p> <p>55.21m.sq./594 sq.ft.</p>	AST to individual	£500 pcm/£6000 p.a. exc.	

Flat 2	Living room, double bedroom, each with dormer windows, bathroom with WC and wash basin, hallway. Total GIA approx. 35.2m.sq./379 sq.ft.		AST to individual	£450 pcm/£5400 p.a. exc.	
Flat 3	With separate access from rear side alleyway, spacious with separate fully fitted breakfast kitchen, living room, double bedroom, bathroom with WC and wash basin, hallway and stairway. Total GIA approx. 49.63m.sq./534sq.ft.		AST to individual	£510 pcm/£6120 p.a.	
Total Rent Received				£32,844 p.a.	
<p>Potential Development This is an area of flat roof on which the vendors, have received favourable support from Flintshire Council, following a pre-app for developing 2 x studio flats. Alternatively, there is space for a 1 or 2 bedroom flat. GIA approx. 55.97 m.sq./602 sq.ft.</p>					
<p>NIA = Net Internal Floor Area. GHIA = Gross internal floor area. AST = Assured Shorthold Tenancy. IRI = Internal repairing and insuring.</p>					