



FOR SALE/TO LET

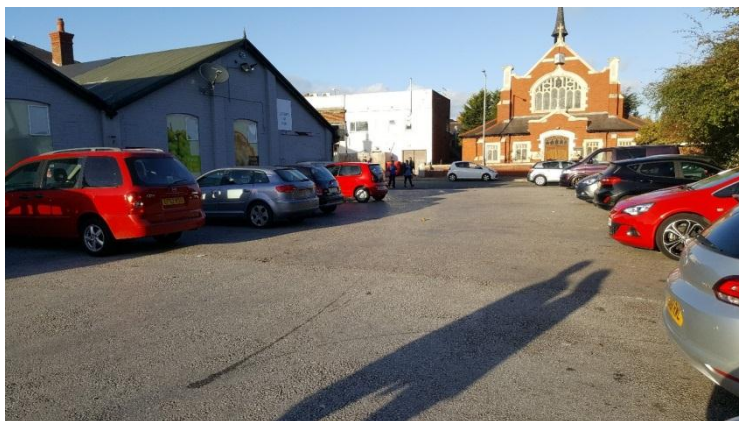
THE CROSS, STATION ROAD, QUEENSFERRY. CH5 1SU

- Building available in parts from 1216 sq.ft. to 7914 sq.ft. ground floor, with 2,976 sq.ft., first floor. Exclusive parking provision of 30 spaces, which can be expanded to approximately 40/50.
- Within a couple of hundred metres of the Asda Store, and close to other operators such as KFC, Subway and Barclays Bank.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

LOCATION: Queensferry is the principal commercial centre of the Deeside area, with a population of approximately 53,000 (2011 Census) and a considerably greater catchment, located only 2 miles North of the A55, and 6 miles from Chester to the East. There are a range of retail and other commercial occupiers in the immediate vicinity, mainly Asda, Lidl, KFC, Pizza Hut, Subway, Pets at Home and The Range.

The subject site is prominently situated at The Cross, on the main B5129, and adjoining the main traffic lights on the Station Road/B5441 and at the junction with Chester Road.

DESCRIPTION: A building with retailing frontages to Station Road and Chester Road. There are various connotations in which the premises can be offered, either freehold/leasehold. Interested parties are invited to discuss the possibilities with the agents. The approximate accommodation details are as follows:-



Ground Floor: Units Fronting Station Road comprise

1216 sq.ft. to 3525 sq.ft.

Units Fronting Chester Road adjoining car park entrance, can be occupied in various sizes to a maximum of:

3221 sq.ft.

Maximum Floor Area of Whole Ground Floor

(inc. current ancillary) Gross Internal

7914 sq.ft. / 35.3 m.sq.

First Floor: This comprises **Offices** and **Storage** of approximately

2976 sq.ft.

Outside and Parking Areas: Car Park of 30 spaces, exclusively for the building's customers only, and with additional land to increase the number to around 40-50 spaces, at the rear, all within a wide, bold frontage to Chester Road. The entire site area, including the building footprint is approximately 0.53 acre.

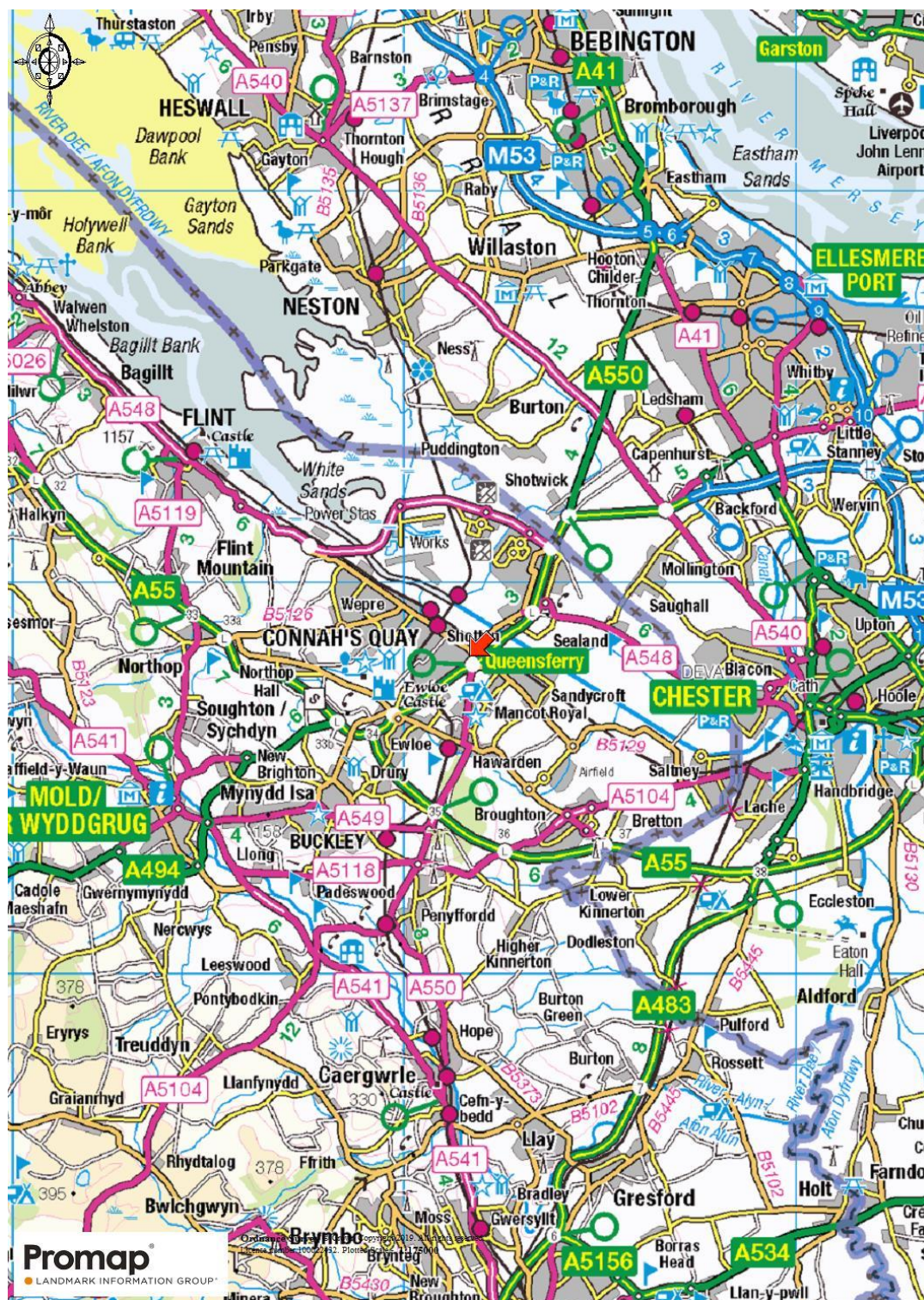


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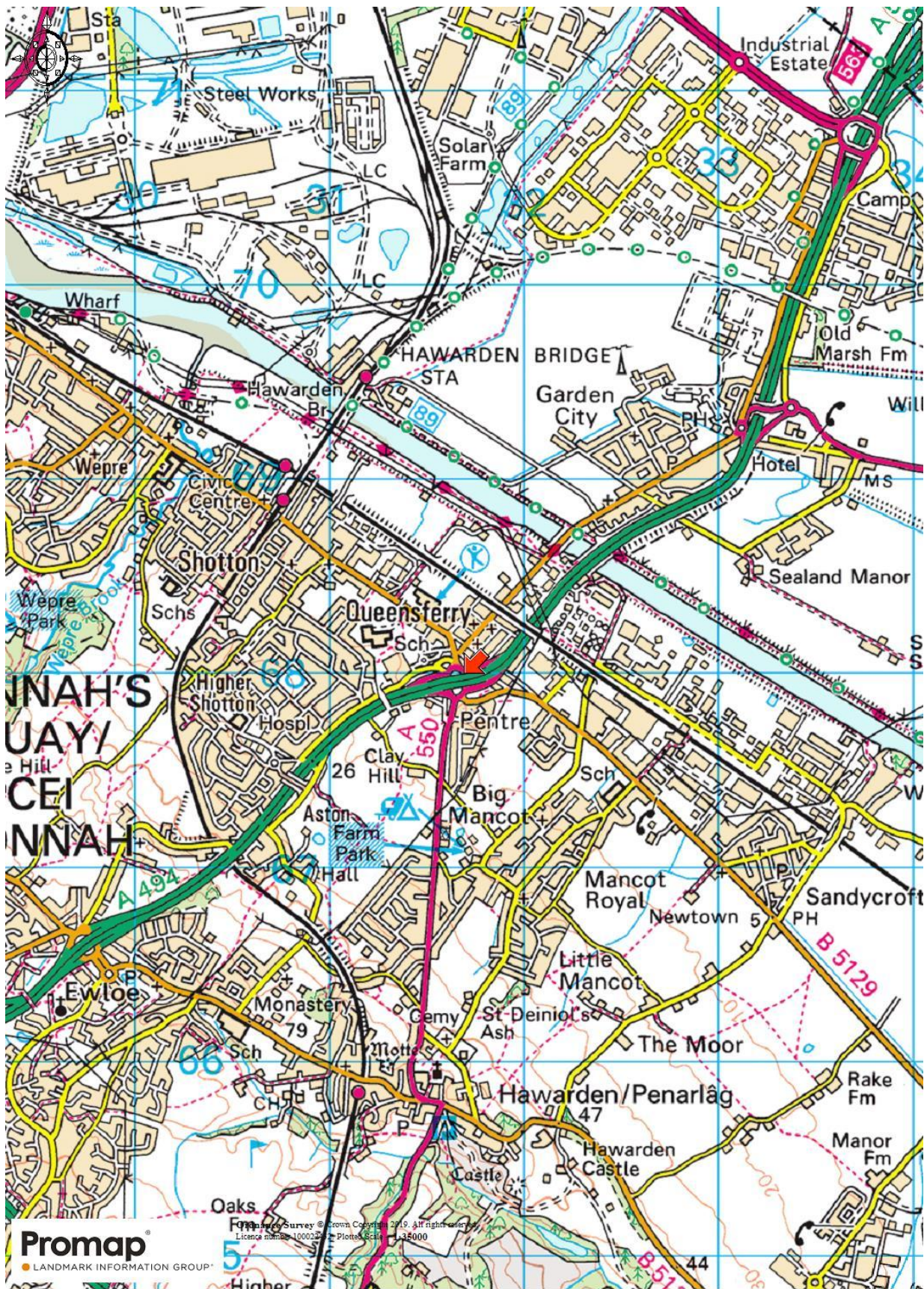
TERMS OF OFFER: Interested parties, whether they be freehold purchasers or prospective tenants, should discuss the various opportunities with the marketing agents to obtain pricing and rental information. In terms of a letting of the whole or parts, the owners request that the ingoing tenant be responsible for their reasonable legal costs in connection with that letting.

BUSINESS RATES: Please enquire of the agents for a guide. It is likely that rateable values would need to be reassessed.

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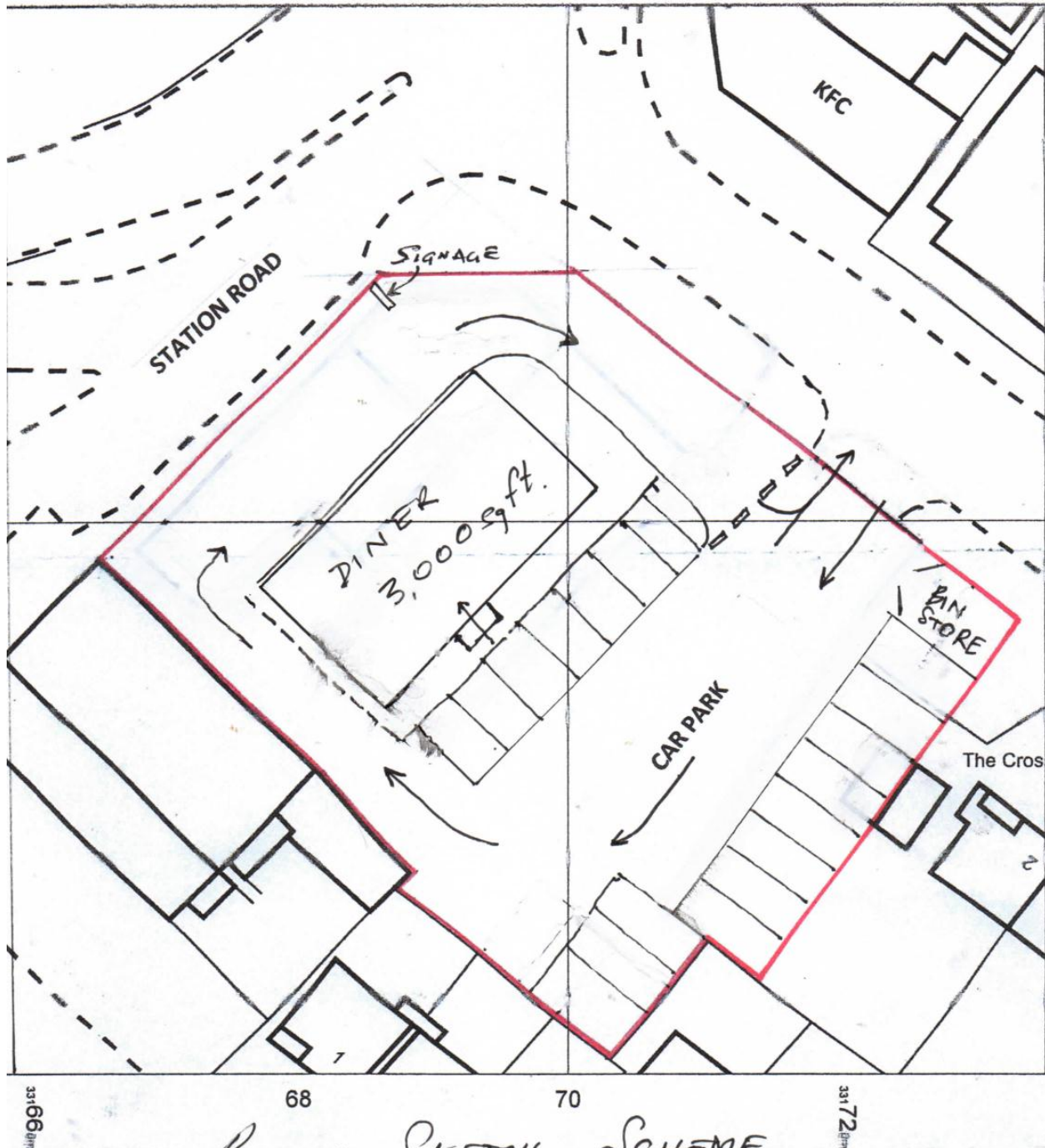


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POSSIBLE REDEVELOPMENT SCHEME FOR THE SITE



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ROUGH SKETCH SCHEME
FOR FAST FOOD DRIVE THRU / DINER
APPROX 15-20 CAR SPACES.
UNIT OF 3,000 sq. ft. Not to scale and for identification purposes only.

All Plans are not to scale and for identification purposes only.

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty

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