



# TO LET / FOR SALE

**The Old Fire Station, 77 Church Street, Connah's Quay, Flintshire, CH5 4AS**

Self-contained detached office with vacant possession  
3,521 sq ft (327.11 sq m)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property is a two storey office building, originally constructed as a fire station in the 1950s. The property has been altered and extended over the last 20 years to provide two floors of high quality office accommodation.

The property provides a combination of open plan and private office space together with a reception and board room. Please refer to the attached floor plans.

- CCTV
- High quality WCs
- Cat 5 cabled throughout with secure server room
- Kitchen
- Board room
- Private offices
- Reception

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor Office—Let	327	3,524
First Floor Office	302	3,521
<b>Total</b>	<b>629</b>	<b>6,775</b>

## Terms

Available to purchase or to let by way of a new full repairing and insuring lease.

## Rent

The rent is £30,000 per annum plus VAT per floor.  
Purchase price £650,000 plus VAT.

## Rent Deposit

A rent deposit may be requested dependent on credit check.

## Parking

The property benefits from a dedicated and secure car park to the rear for up to 40 vehicles. Extensive parking is also provided to the front.





## Business Rates

The property has a rateable value of £39,250. Therefore rates payable will be in the order of £20,000 for the whole building.

## Energy Performance Certificate

The property has an EPC rating of E.

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

## VAT

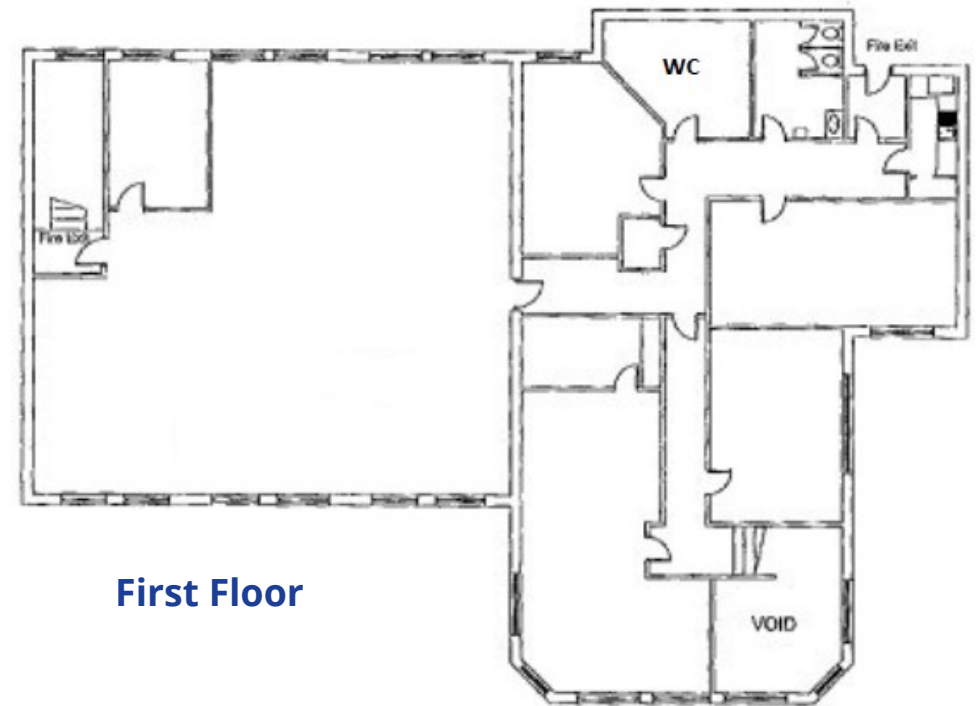
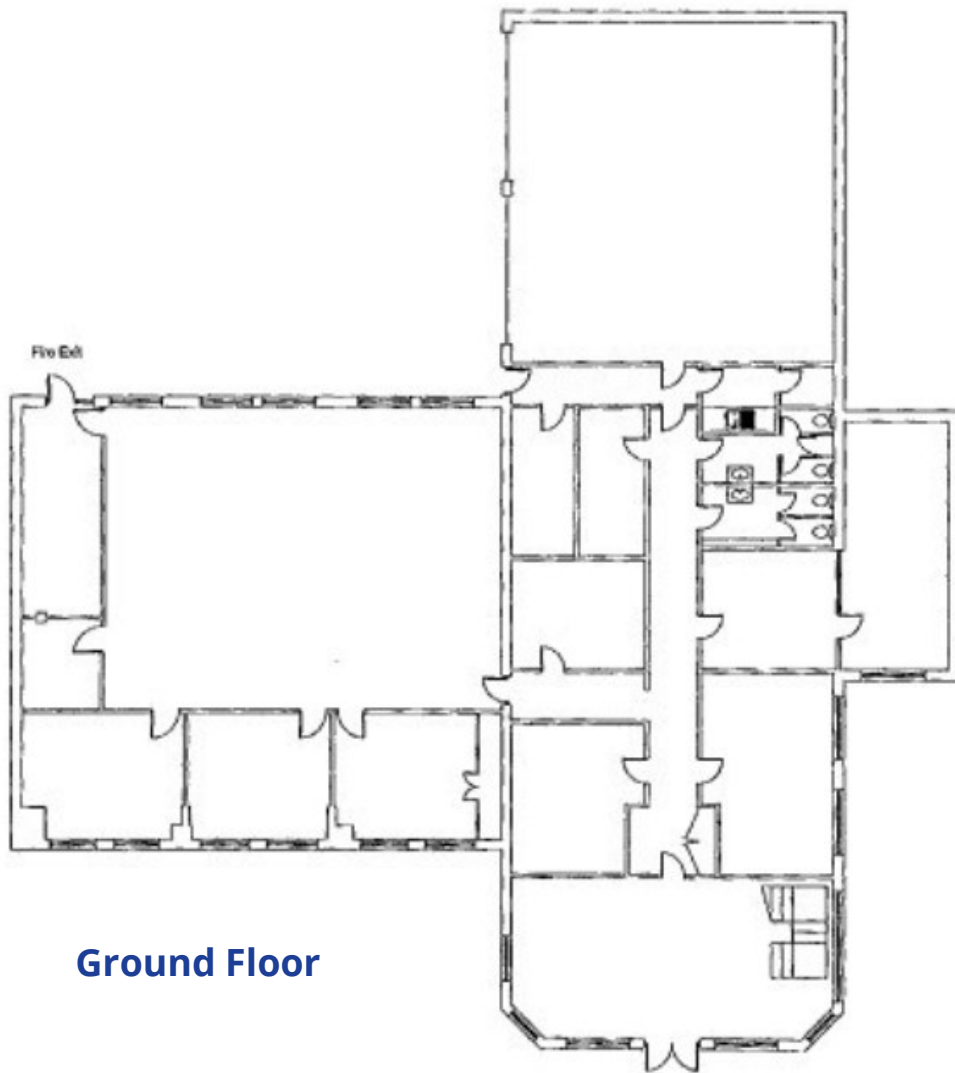
All terms will be subject to VAT at the prevailing rate.

## 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.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

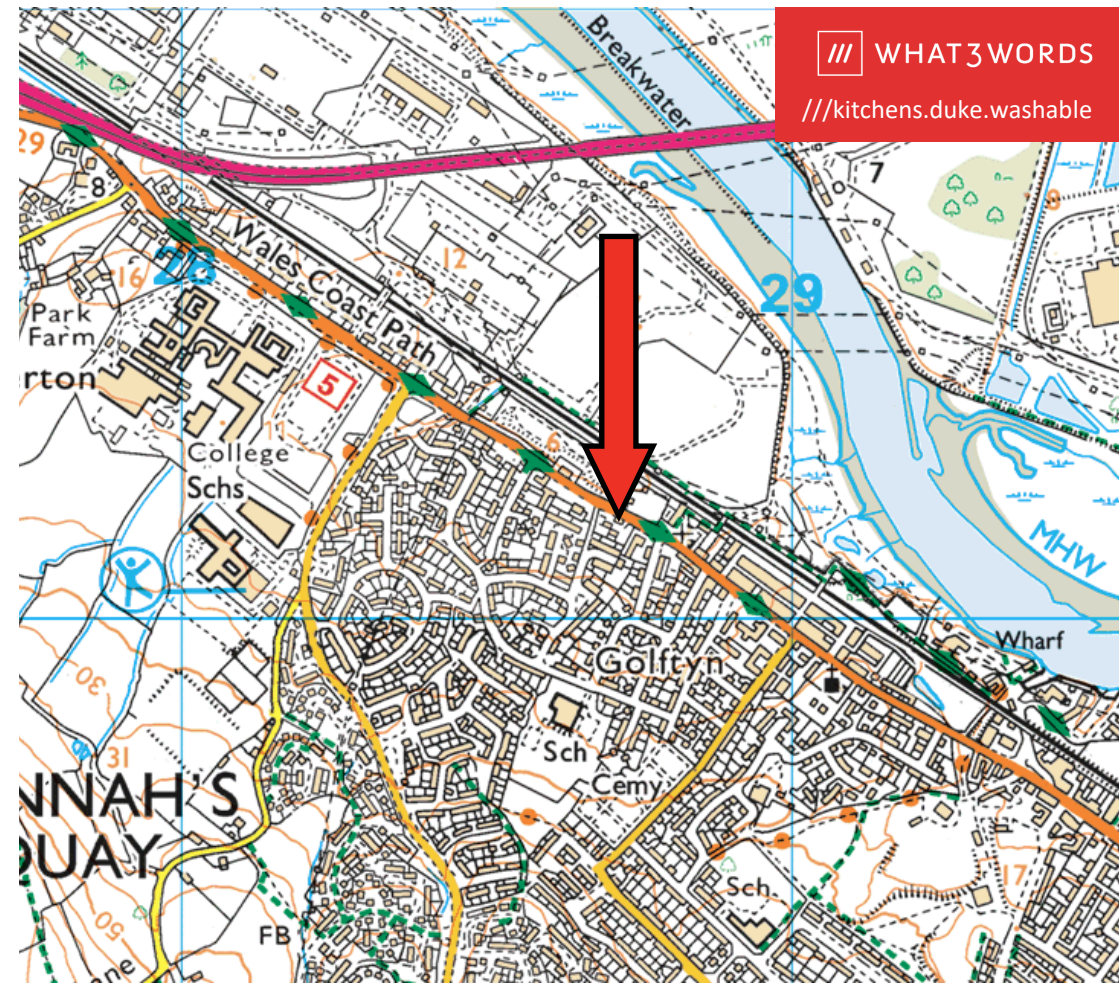
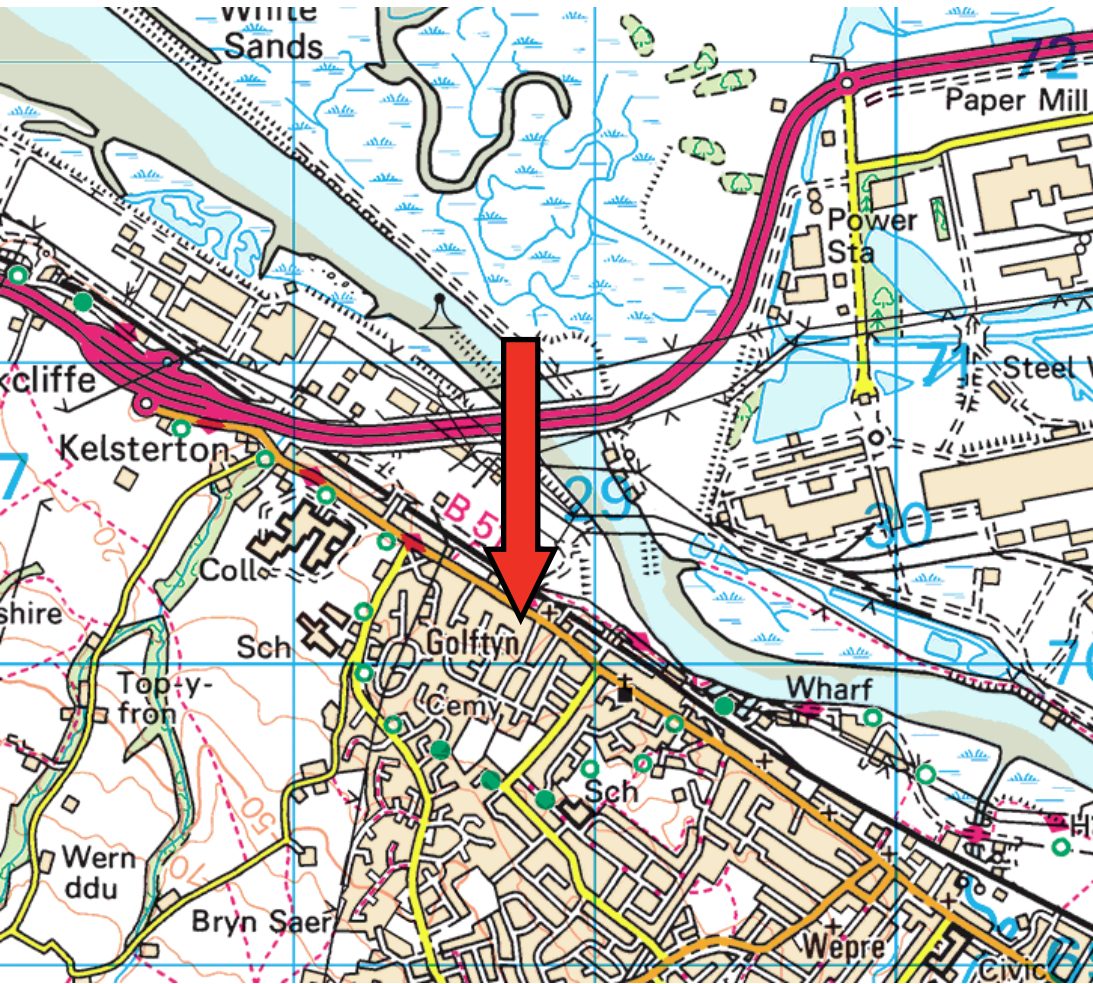




## Location

The Old Fire Station is located in Connah's Quay on Church Street, at the corner of Lower Brook Street. The premises are in walking distance of the High Street and are a very short distance from Deeside College. The property is easily accessed from both the A494 at the Queensferry Roundabout as well as the A548 just off the new Flint Bridge.

The property is well positioned with easy access to Queensferry, Deeside, Flint, Mold and the rest of North East Wales as well as to Chester approximately 20 minutes away.



## Contact:



**Will Sadler**  
**07957 562816**  
**[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)**

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: **February 2025**



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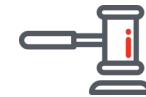
Commercial Agency



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Management



Valuation



Building Surveying



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Landlord & Tenant

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