



Manchester House

52-54 Chester Street, Flint, Flintshire CH6 5DH

Freehold £270,000

- North Wales town of Flint
- Three storey, end terrace property
- Ground floor commercial unit
- Four one bedroom flats
- Bedsit and duplex flat
- Net yield 11.57%

Ref: 95409

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SP Sidney
Phillips



LOCATION

Flint is located in north-east Wales, adjoining the estuary of the River Dee which offers views of the Wirral Peninsula to the north and Halkyn Mountain to the south. It is within easy reach of the town of Mold, the city of Chester and the county of Merseyside.

Manchester House lies on Chester Road, the A548, which links to both the A55 North Wales Expressway and the A494. Flint train station is located 0.2 miles from the property and Deeside Industrial Park is 8 miles east. The property holds an end terrace position and is set over three storeys. It is of brick construction under a pitched slate roof and briefly comprises:

TRADE AREAS

GROUND FLOOR:

Commercial unit with tiled floors, counter and trade area. STAFF ROOM, KITCHENETTE and WC to the rear of the trade space.

FLAT 5 which features LOUNGE, BEDROOM, SHOWER ROOM and KITCHEN.

FLAT 6 is a duplex flat with KITCHEN and SHOWER ROOM to the ground floor and STUDIO SPACE to the first floor.

FIRST FLOOR:

FLAT 2 which features LOUNGE, KITCHEN, SHOWER ROOM with shower cubicle and DOUBLE BEDROOM.

FLAT 1 which features open plan LOUNGE and KITCHEN, SHOWER ROOM and DOUBLE BEDROOM.

SECOND FLOOR:

FLAT 3 which features LOUNGE, KITCHEN, SHOWER ROOM and DOUBLE BEDROOM.

FLAT 4 is a bedsit with STUDIO SPACE, KITCHEN and SHOWER ROOM.

EXTERNAL

Off road PARKING for 4 vehicles.

THE BUSINESS

Manchester House is a mixed use property with the ground floor commercial unit being let to Shampoooles Dog Grooming Business, generating a rent of £368 per calendar month. Flats 1, 2 and 5 achieve a rental income of £550 per calendar month, Flat 3 achieves £346 per calendar month and Flat 4 achieves £240 per calendar month. Flat 6 is currently vacant and in need of some work to bring it back to a letting standard (it currently is not connected to an electric supply and is in a poorer state) but, once refurbished, it would achieve in the region of £400 per calendar month. Overall, the property generates a rental income of £31,248 (£2,604 PCM) which provides a net yield of 11.57%. The property does offer potential for further income with the development of Flat 6 and scope for rent increases on the tenanted flats.



TENURE & PRICE

FREEHOLD £270,000 for the investment property. The purchase price excludes the trade furniture, fixtures and fittings which are owned by the respective tenants.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

LICENCE

No Premises Licence is held.

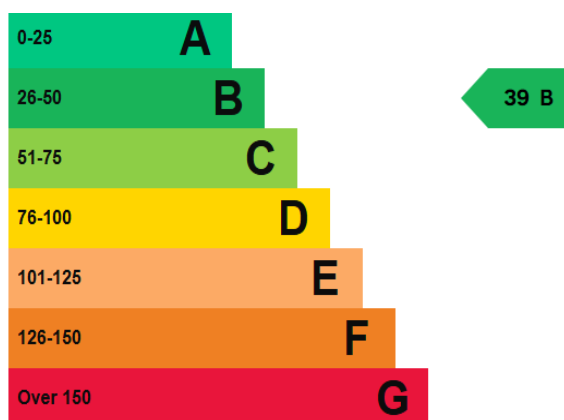
SERVICES

Mains water, electricity and drainage are connected.

Class use: Sui Generis

Local Authority: Flintshire County Council, County Hall,
Mold CH7 6MB

Rateable Value: 01 April 2023 to present: £3,000



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