



PALMER

ESTATE AGENTS

61 Brunswick Road, Buckley, CH7 2EH.



£84,950

An ideal opportunity to acquire a shop premises that has been significantly extended, and has planning approval for sub-division of the property to create a dwelling in addition to the existing retail premises.

(Flintshire County Council Planning Reference 057529)

8 Brunswick Road Buckley Flintshire CH7 2EF
Tel: 01244 548818 | Email: sales@palmerestateagents.co.uk
www.palmerestateagents.co.uk



61 Brunswick Road, Buckley, CH7 2EH

Currently a retail unit which may be suitable for a variety of uses, and with and has planning approval for sub-division of the property to create a dwelling in addition to the existing retail premises The accommodation currently comprises;

Entrance door with window to the frontage, with roller shutter to;

Reception Area: 3.02m x 5.15m (9'11" x 16'11")

Panel radiator. Staircase to the first floor. Built-in cupboard. Door to;

Store Room: 4.26m x 3.65m (maximum) (14'0" x 12'0")

Panel radiator. Open doorway to;

Rear Hallway:

Tiled floor. Side entrance door. Door to;

Bathroom:

Provided with a shower cubicle, wash basin and w.c. Tiled walls.

Kitchen Area: 1.88m x 3.32m (6'2" x 10'11")

With sink, gas hob and `Worcester` boiler.

Room: 4.39m x 3.35m (14'5" x 11'0")

Panel radiator.

First Floor:

Large open plan landing/reception area with steps to the return landing.

Kitchen Area: 3.12m x 1.90m (10'3" x 6'3")

With cupboards and two wash basins. Panel radiator.

Room: 3.32m x 3.93m (10'11" x 12'11")

Panel radiator. Opening to;

Further Room: 2.23m x 3.35m (7'4" x 11'0")

Laminate flooring. Door to;

Rear Store Room: 1.52m x 3.35m (5'0" x 11'0")

Currently fitted with store cupboards and shelving.

Directions:

From the Agent's Buckley office, proceed along Brunswick Road in the direction of Chester. The property will be found on the left hand side, identified by the Agent's board.

Agents Notes:

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.



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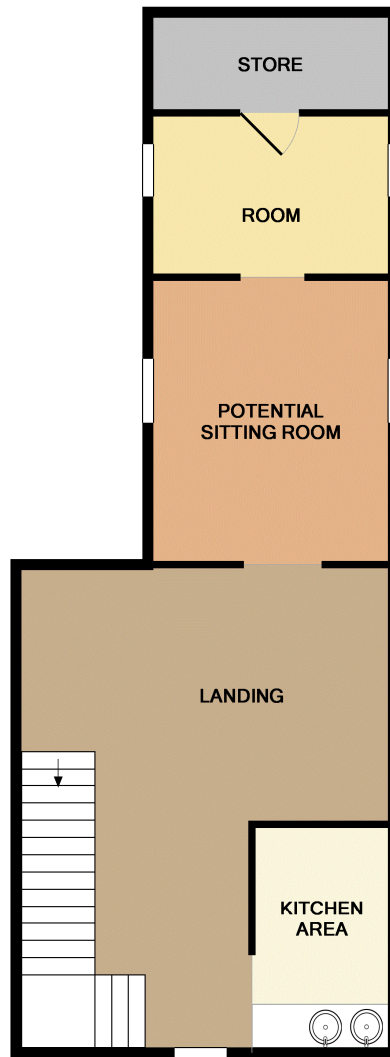
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GROUND FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 642 SQ.FT.
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1275 SQ.FT. (118.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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VIEWING ARRANGEMENTS: Strictly by prior appointment through **PALMER ESTATE AGENTS.**

Opening Hours: Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** Please call us to discuss your requirements or to make an appointment.

FREE MARKET APPRAISAL: If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation* – simply call us to make an appointment.

*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

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