

— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS



17 Broughton Hall Broughton Hall Road

Broughton, Chester, CH4 0QR

£250,000



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Accommodation Comprises

Exterior

Approached from the front, the property offers a dedicated parking area providing excellent convenience for customers and simple loading access for stock deliveries. A neat paved patio leads directly to the entrance and enhances the welcoming feel of the frontage. The shop is characterised by two large single-glazed display windows that flood the retail space with natural light while showcasing stock to the street. These windows sit beneath roller shutters that ensure secure protection when the shop is closed. The exterior has a practical commercial presence and enjoys high visibility thanks to its position near other popular local retailers and the nearby shopping centre.

Main Shop Front / Retail Area

The entrance opens into a bright and spacious retail area, finished with durable quarry-tiled flooring that provides both practicality and a traditional commercial feel. The space benefits from fluorescent strip lighting throughout, ensuring a consistently well-lit environment ideal for product display. Extensive shelving lines the walls and central areas, creating an organised and efficient retail layout that accommodates the wide variety of stock the business is known for. The two large shopfront windows not only enhance visibility from outside but also bathe the retail floor in natural light during the day, giving the shop a warm and inviting atmosphere. The front counter is positioned to serve as a central point of customer interaction and is currently equipped for key-cutting services, pet supply sales, and general hardware transactions. The overall feel of the room is that of a bustling, well-stocked general store with the charm and familiarity of a long-standing local business.

Rear Shop / Inner Retail Area

Towards the back of the shop, the retail space transitions

into a more functional inner area with concrete flooring and additional shelving. This part of the shop offers an excellent extension of the main retail floor and can be used for overflow stock, display of larger or seasonal items, or preparation of goods. Fluorescent strip lighting continues throughout, maintaining a clean and practical working environment. This area provides a useful separation between the customer-focused front of the shop and the operational spaces towards the rear.

Staff Wash Area

A door off the inner retail area leads into a compact staff wash area, set up with a wall-mounted wash hand basin and hot water tap. This space also accommodates shelving suitable for storing tea, coffee, and general staff amenities, offering a practical and private area for brief breaks or basic cleaning tasks. The room feels functional and thoughtfully arranged, providing essential staff facilities without encroaching on the main retail areas.

WC

Beyond the wash area, a secondary door opens into the WC. This room is constructed with sturdy brick-built walls and includes a high-flush WC along with a single-glazed rear window that offers natural light and ventilation. The space is simple, cleanly designed, and entirely fit for purpose within a commercial setting.

Rear Storeroom

At the very back of the property, a small step leads down into a generous storeroom. This is an invaluable asset to the business, providing significant space for bulk stock storage, tools, packaging materials, or any overflow items not currently on display. The room features concrete flooring, fluorescent strip lighting, and several frosted single-glazed rear windows that allow for soft natural light while maintaining privacy. A solid wooden door opens out to the rear of the property, offering convenient external access for deliveries, waste removal, or general stock management. The room feels practical, secure, and perfectly suited to supporting a busy retail operation.

Tel: 01352 700070

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Misrepresentation Act

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

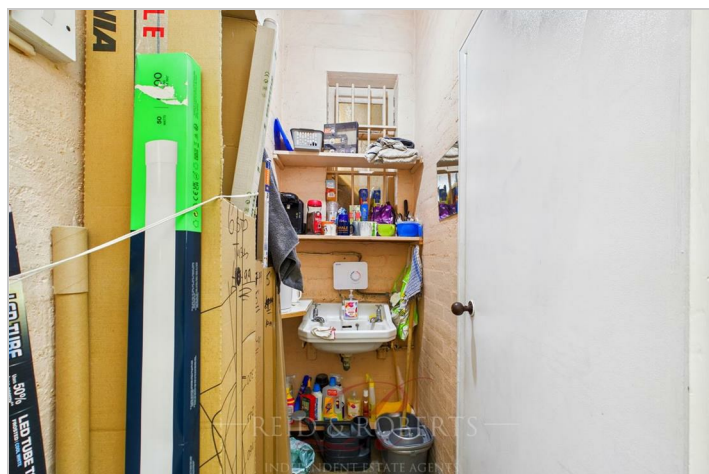
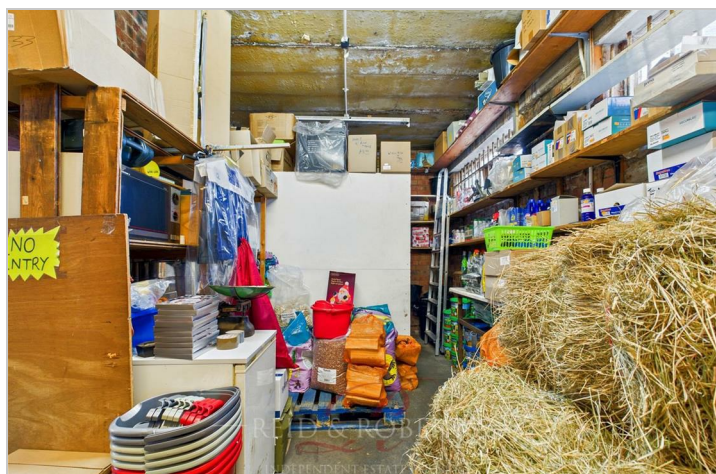
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



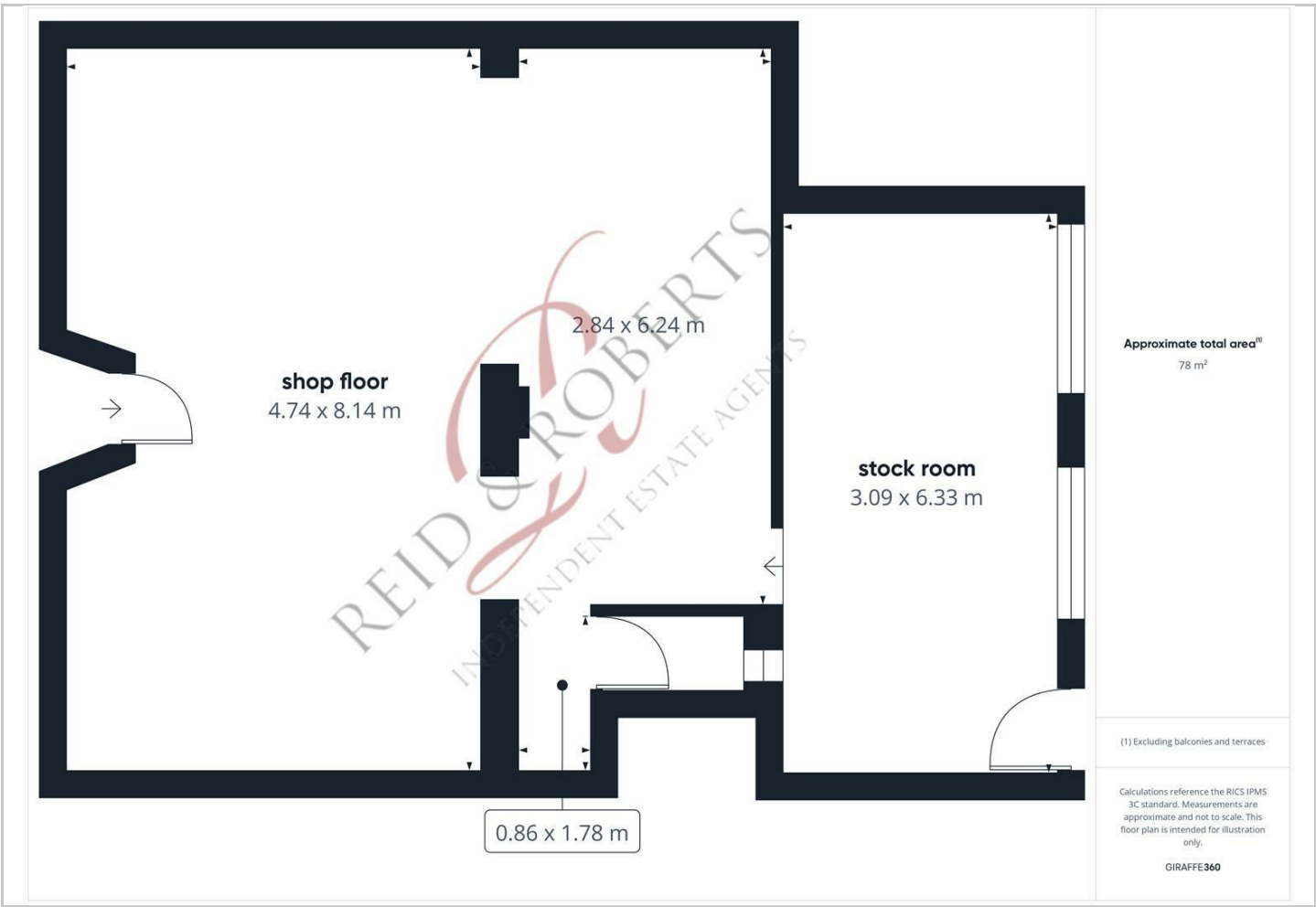
Hybrid Map



Terrain Map



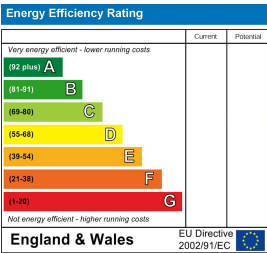
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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