

10 NEW STREET, MOLD

CH7 1NZ



TO LET

SUBJECT TO POSSESSION

- Well located town centre shop
- Ground floor sales 50.7 sq m (546 sq ft) plus ancillary and large first floor sales/office/storage
- Available to let on new lease
- Realistic rental of £12,000 pax

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

BA Commercial
Chartered Surveyors

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LOCATION

Mold is an attractive market town in North Wales, situated approximately 23 miles from Liverpool and some 13 miles from Chester.

10 New Street is prominently situated in early New Street, and within close proximity to the junction with High Street, with a number of multiple occupiers in close proximity who include Lloyds Bank, Dominos and Specsavers.

To the rear of the property and of particular interest, is a large surfaced car park, which provides a main facility for the town centre. The exact position of the property is shown on the attached location plan.

DESCRIPTION

The property comprises a conventional mid terraced unit of conventional construction, arranged on ground and in larger first floor area, which oversails the adjoining property. The premises have been occupied by a charity for a number of years and incorporate a rectangular sale area, with ancillary facilities and rear door to the first floor, and a staircase leading to a good sized open plan first floor area, ideally suited for a combination of office or storage uses.

ACCOMMODATION/AREAS

The property is arranged on basement, ground and first floor with the following approximate areas:

Internal Width	12'8"	3.92 m
Shop Depth	42'5"	12.95 m
Ground Floor Sales	546 sq ft	50.76 sq m
Ground Floor Store	103 sq ft	9.63 sq m
First Floor Ancillary	1,191 sq ft	110.64 sq m

LEASE

The premises are available on a new lease for a term of years to be agreed, incorporating tenants repairing & insuring covenants, and also rent reviews.

RENTAL

A commencing rental of £12,000 pax is required.

RATES

The VOA website confirms the property has a Rateable Value of £12,000. Interested parties are advised to contact the Local Rating Authority, Flintshire County Council Business Rates Department.

EPC

An EPC is in the course of preparation and a full copy will be available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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PLANS/PHOTOGRAPHS

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

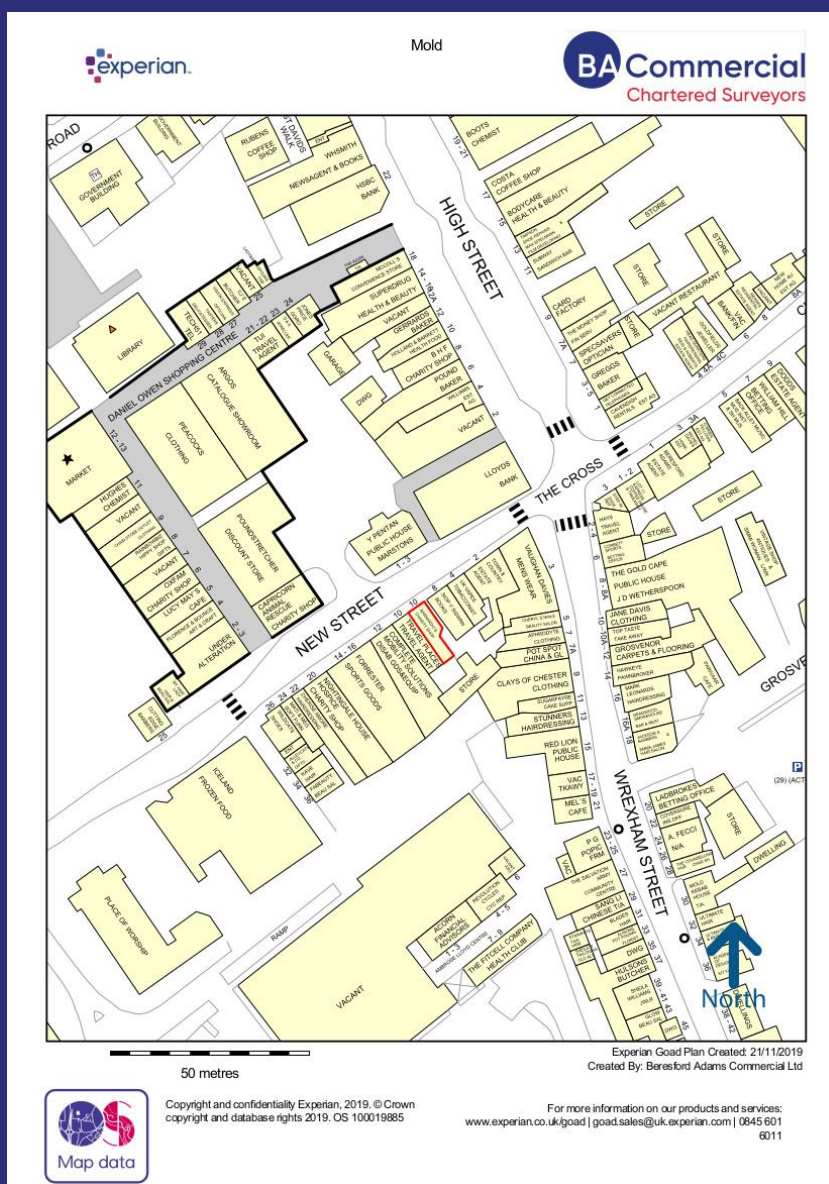
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Nov19

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Robbie.clarke@bacommercial.com

SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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