

FIRST FLOOR OFFICE

52 HIGH STREET, MOLD, CH7 1BH



To Let

- Central location in a busy market town
- Self-contained office
- Suitable for small business user

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com

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LOCATION

Mold is a strong market town situated in North East Wales. The property is located on the high street in the centre of Mold Town Centre with a shared access, but fully self-contained.

The property can be more readily identified from the attached plan.

DESCRIPTION

The office offers well fitted office accommodation with four individual offices with male and female w/c's and small kitchen facilities.

ACCOMMODATION/AREAS

The property has the following approximate areas:-

UNIT	SQ M	SQ FT
NIA	49.83	536

RENTAL

£4,500 pax.

LEASE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RATES

Verbal enquiries of the local Authority indicated that the accommodation has a Rateable Value of £3,750, which is below the current Small Business threshold.

Interested parties are advised to contact the Local Rating Authority, Flintshire County Borough Council, Business Rates Department.

EPC

The property has an Energy Performance Asset Rating of E-118.

A full copy of the Energy Performance Certificate is 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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

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. October 2020

Dan.wild@bacommercial.com

SUBJECT TO CONTRACT

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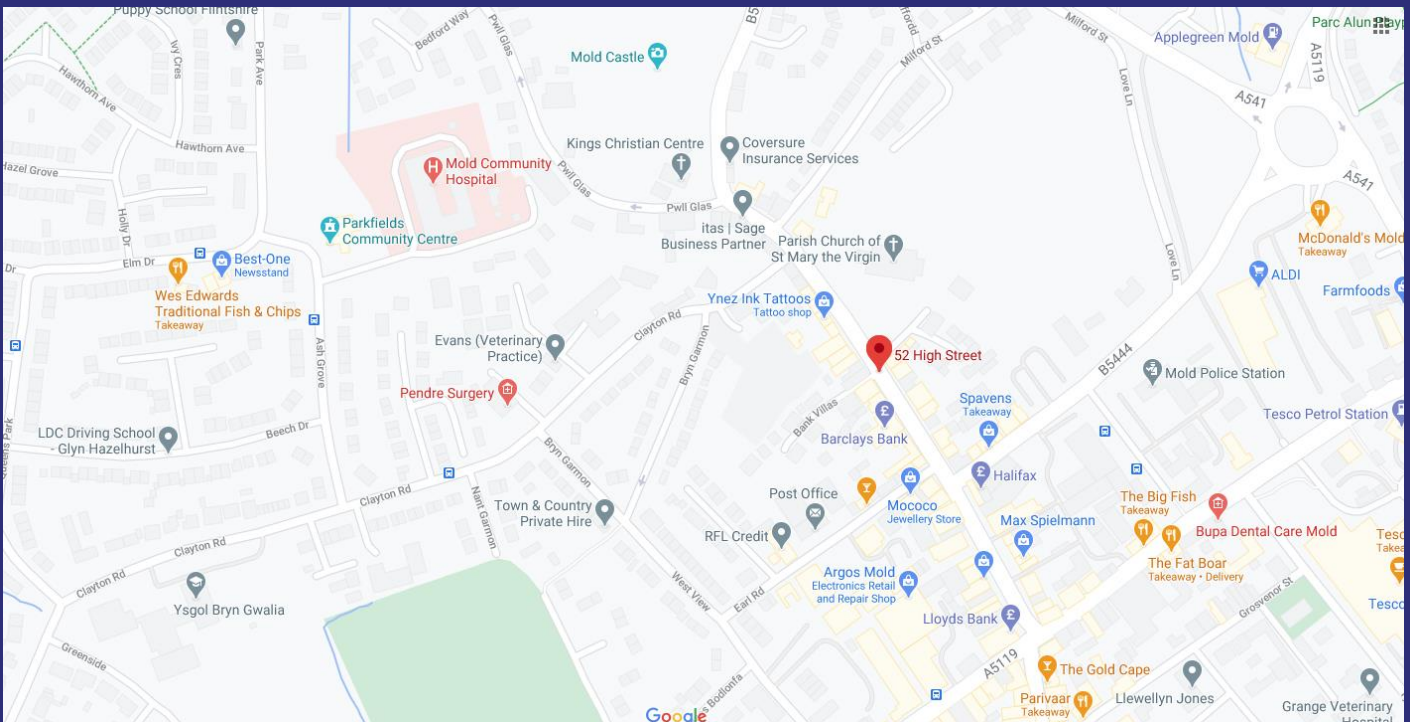
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IMPORTANT NOTICE

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