

11 WREXHAM STREET

MOLD, CH7 1ET



## FOR SALE/MAY LET

- Central freehold in Mold town centre
- Suitable for owner occupation investment
- Ground floor sales 29.8 sq m (321 sq ft)
- first floor stock/store 27.6 sq m (297 sq ft)
- In need of refurbishment
- Available in the region of £130,000 or rental on application

Chester

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**BA Commercial**  
Chartered Surveyors

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## MOLD, CH7 1ET

### LOCATION

Mold is a popular north east Wales town with a good retailing centre, the town having expanded considerably in recent years. It is situated approximately 12 miles to the west of Chester and 12 miles north of Wrexham.

The premises are prominently situated in early Wrexham Street, a short distance away from The Cross and High Street, which is the main retail pitch in the town centre, which also benefits from weekly markets.

The retailers in the immediate area include Wetherspoons, Ladbrokes and Hays Travel.

The town has ample pay & display parking in the immediate vicinity.

### DESCRIPTION

The premises comprise a small mid-terrace unit arranged over 2 floors of conventional brick and pitched roof construction, having been an independent retail shop for a number of years, but now would benefit from a scheme of upgrading and modernisation.

The premises comprise a front sales area with recessed entrance doorway, and with laminate effect flooring and there is a staircase to the rear which leads to a two section front and rear first floor area, which is of similar specification and includes a w/c.

### ACCOMMODATION/AREAS

|          |           |           |
|----------|-----------|-----------|
| GF Sales | 29.8 sq m | 321 sq ft |
| FF/Store | 27.6 sq m | 297 sq ft |

### TENURE

The property is freehold with full vacant possession.

Alternatively, the property may be available to let on a lease on terms and conditions to be agreed.

### PRICE

Offers are invited in the region of £130,000 for the freehold interest, rent on application.

### RATES

The VOA website confirms the property has a Rateable Value of £5,900.

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

### SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

### VAT

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

### EPC

The Energy Performance Asset Rating for this property is D-95.

A full copy of the Energy Performance Certificate is available upon request from the agents.

### 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.

#### Chester

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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. October 2021

[Justin.rice-jones@bacommercial.com](mailto:Justin.rice-jones@bacommercial.com)

**SUBJECT TO CONTRACT**



### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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