

11 HIGH STREET MOLD, CH7 1AZ



Retail Investment For Sale

- Excellent retail investment
- Strong market town
- Excellent tenant – Subway
- Rental growth potential

Chester

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11 HIGH STREET

MOLD, CH7 1AZ

LOCATION

Mold is a busy market town situated in North East Wales. The shop is located in a 100% prime retailing location in the centre of High Street, which is also home to the town centre market on Wednesdays and Saturdays.

Other occupiers close by include Boots, B&M Bargains, Specsavers, Costa, WH Smith, Savers etc.

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

DESCRIPTION

The property comprises a three storey lock up shop comprising ground floor sales, first floor office and storage, second floor store and further storage.

There is a w/c located at the rear of the ground floor and outside via the yard.

There is a single car parking spaces to the rear of the property.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Internal width	5.46m	17'11"
Sales depth	9.79m	32.'1"
GF Sales	53.04	571
GF Store	14.34	154
FF office/store	56.22	605
SF store	52.32	563

PRICE

£210,000

TENURE

Freehold

The property is let on a 10 year full repairing and insuring lease (subject to a Schedule of Condition) for a term of 10 years from 12 April 2016, at a rental of £18,350 pa. There is a tenant only break on 12 April 2021, subject to the tenant giving six months notice in writing.

RATES

The VOA website confirms the property has a Rateable Value of £17,750

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

EPC

The property has an Energy Performance Certificate, with a rating of D-100.

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.

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: updated Nov 22

Dan.wild@bacommercial.com

SUBJECT TO CONTRACT

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Mold



Experian Goad Plan Created: 02/01/2020
Created By: Beresford Adams Commercial Ltd

IMPORTANT NOTICE

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