

4,616.2 sq.ft
UNIT SIZE

SUBJECT TO VP



UNIT B AMBROSE LLOYD

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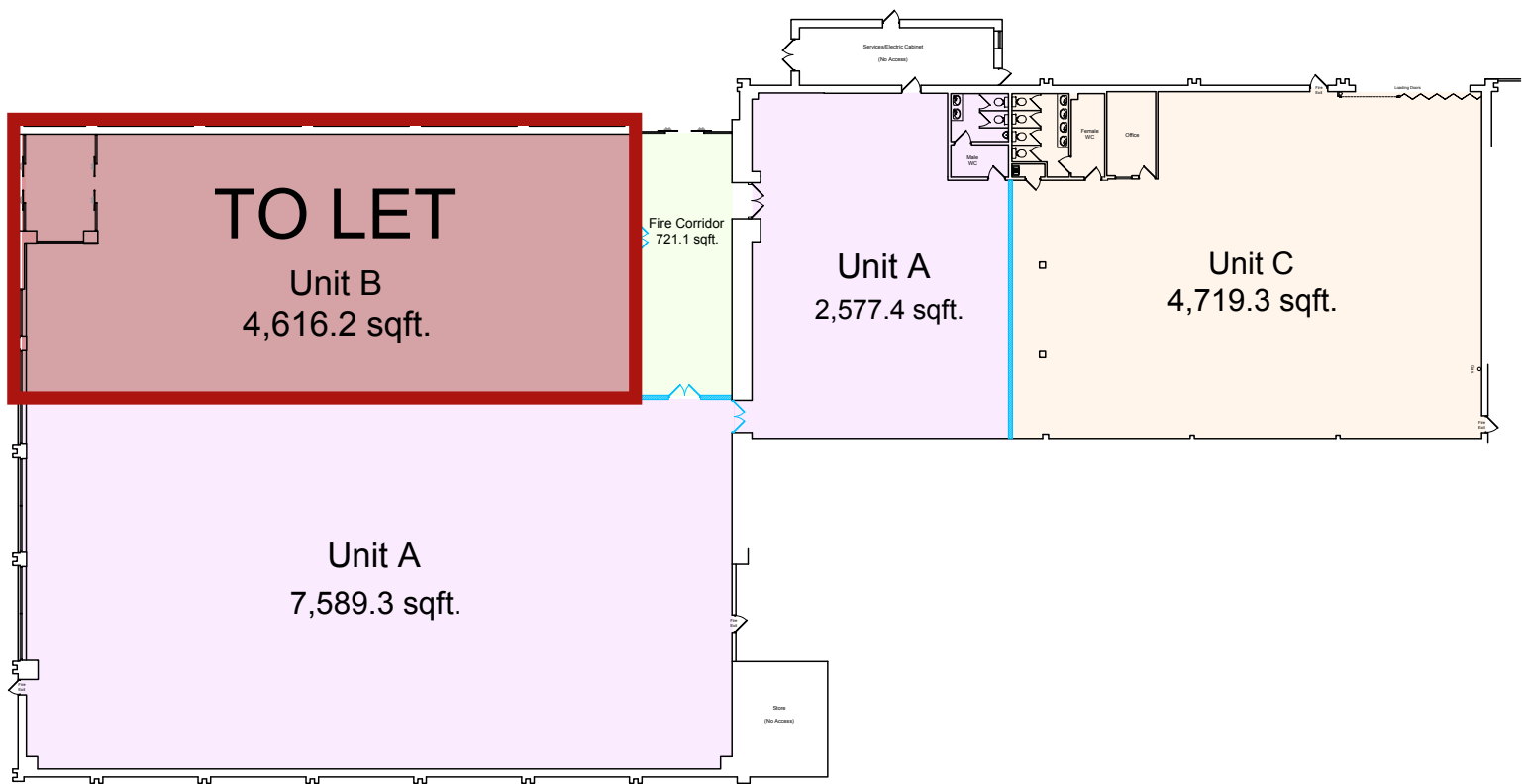
Ambrose Lloyd
Wrexham St, Mold
CH7 1NP



UNIT B AMBROSE LLOYD

Floor Plan

Ground Floor - Proposed Layout



Floor Plan
Area - GIA
1,944.2 sqm (20,927.7 sq ft)



4,616.2 sq.ft
Unit Size



5
Retail units on site



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What Three Words



c.450
Parking Spaces

DESCRIPTION

Mold is a busy market town situated in North East Wales. The new shops are located in an excellent position forming part of the old Co-Op and situated adjacent to Iceland and the largest car park in Mold (cira 450 spaces). The town Medical Centre also fronts on the car park.

- Large service yard
- Prominent location
- Situated in a popular market town
- Large local authority car park adjacent to the unit

RENT

£45,000 per annum.

POSSIBLE USES

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

There is a service charge of £6,090. Insurance: £1,228. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

EPC rating of B. Further information available upon request.

PLANNING

Subject to planning. The property falls under Planning Use Class A1. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

LOCATION

The property is situated on the Northern side of Glanrafon Road between the junctions of New Street and Wrexham Street. Mold is the county town of Flintshire and is home to Flintshire County Council. Located approximately 6 miles south of Flint, 10 miles west of Chester, 12 miles north west of Wrexham, and 49 miles south west of Manchester; the A55 North Wales Expressway linking North Wales to the north west of England is located 3 miles to the north of the town.



 View on Google Maps



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Viewing
Strictly via prior appointment
with the appointed agents

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.