

MOLD

10 NEW STREET

Shop to Let By way of Assignment



Location

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

The property is situated fronting New Street close to the junction with High Street the main retailing location within the town. Other retailers nearby include **Domino's**, **Lloyds Bank**, **Specsavers** and **Vaughan Davis Menswear**.

Accommodation

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/Rent

The property is available by way of an assignment of an existing full repairing and insuring lease expiring on 31 December 2020 at a rent of **£14,500 per annum**.

EPC

An Energy Performance Certificate is in the course of being prepared. Please contact the agents for further information.

Business Rates

Verbal enquiries to Flintshire County Council confirm the property is assessed as follows:

Rateable Value £12,000

Interested parties are advised to make their own enquires on 01352 752121.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 0151 236 6725, llyr@emanueloliver.com



Mold



50 metres

Experian Goad Plan Created: 22/10/2019
 Created By: Emanuel Oliver Ltd



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