



TO LET – GROUND FLOOR SUITE, IDEAL FOR CLINIC USE GROSVENOR HOUSE, GROSVENOR STREET, MOLD. CH7 1EJ

- Currently in use as an orthodontist's clinic, with opportunity of acquiring equipment/relevant fixtures and fittings and taking over immediately. May also suit allied professions such as dentists, Doctors, Medical, Physiotherapists, Chiropractors etc., as space is fitted out appropriately and has a reception with waiting area and patient wc. Net internal 640 sq.ft. (690 sq.ft. to include wc).
- Excellent, central location, and with on-site parking.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Mold is the County town of Flintshire, being the base for the Flintshire County Council and a number of other important County wide organisations. Grosvenor Street is situated in the town centre, parallel to Chester Street, and it might be regarded as the main professional office street for the town. These premises are boldly situated fronting the thoroughfare, being part of an office building shared with some other professional companies.

DESCRIPTION

A ground floor suite which is currently operated as an orthodontists', and is fitted out appropriately with the necessary, modern flooring, sink units, work surfaces, cupboards etc., has a reception and waiting area, 2 consulting rooms, staff room/autoclave room store – As shown on the attached plan. The net internal floor area is approximately 640 sq.ft./64.1 m.sq. to include disabled wc.



Externally

There are two car parking spaces to the front of the premises, allocated for the ground floor space. The suite also has access to the rear for fire escape purposes.

RENT AND LEASE TERMS

This space, whilst currently being operated as a business, dependent on the circumstances, can be potentially acquired immediately, and interested parties for clinic use are asked to give consideration to an offer for the fixtures and fittings. Interested parties for a non-clinic use, but requiring it for offices or similar can express an interest. All interest needs to be discussed in advance with the agents.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

A rent of £8,500 p.a. region is asked, exclusive of business rates. The ingoing tenant is asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

VAT is not applicable.

BUSINESS RATES

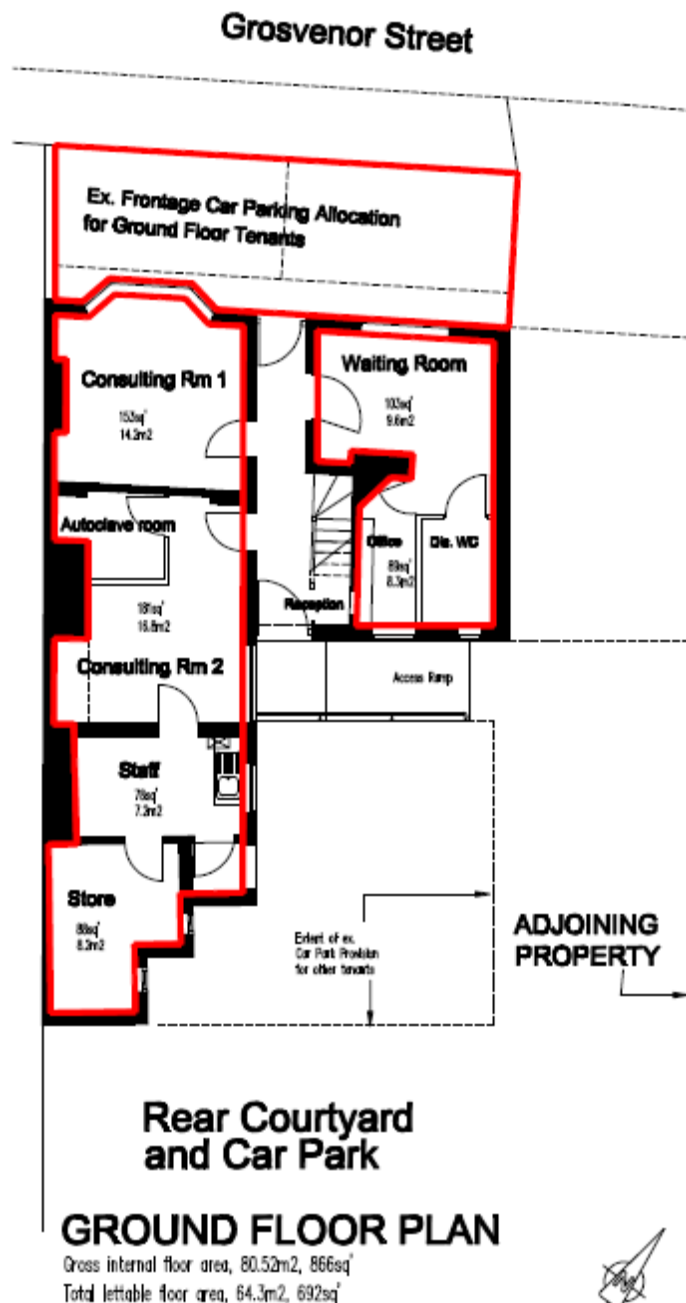
We understand from viewing the Valuation Office Agency web site that there are three assessments on the ground floor of £1,300, £2,050 and £2,500. Interested parties should contact the Local Authority (Flintshire County Council – 01352 704848) to establish the current rates payable, as we believe concessions may apply.

EPC

Rating 'D'.

Approximate Layout Plan

For Identification Purposes Only



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