

MOLD

7A HIGH STREET

PRIME SHOP UNIT TO LET

With the benefit of an A2
(Financial Services) Consent

LOCATION

The property occupies a prime trading location being adjacent to **Card Factory** and **Specsavers**. Nearly multiple retailers include **Greggs, Pound Bakery, British Heart Foundation, Holland & Barrett, Superdrug, WH Smith, B&M, Boots, Costa, Bodycare, Timpson** and **Subway**.

ACCOMMODATION

The premises are arranged on ground and basement floors with the following approximate areas and dimensions:-

| | | |
|----------------------|-----------|-----------|
| Window frontage | 16'0" | 4.9 m |
| Shop depth | 48'10" | 14.9 m |
| Ground floor sales | 666 sq ft | 61.9 sq m |
| Ground floor kitchen | 36 sq ft | 3.3 sq m |

NB – the property benefits from rear servicing via the High Street.

If any additional storage space is required, then there is some remote secure storage at the rear of the subject property across a small concrete yard.



LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£25,000** (twenty five thousand pounds) p.a.x.

PLANNING

Flintshire County Council granted consent for change of use from A1 (retail) to A2 (financial and professional services) on 1 August 2011 (Application No. 048616)

ASSESSMENTS

Enquiries with the Local Authority indicate the premises have been assessed for rates as follows:-

| | |
|-------------------------|---------|
| Rateable Value | £17,500 |
| UBR 2019/2020 | 52.6p |
| Rates Payable 2019/2020 | £9,205 |

For verification purposes prospective tenants are advised to make their own enquiries with Flintshire County Council (01352 704848).

EPC

The property has a rating of C72. A certificate and recommendations are available on request.

PHOTOGRAPHS/PLANS

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



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VAT

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

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

Email: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw020819



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