

**FRON DEG
CLAYTON ROAD
MOLD, FLINTSHIRE
CH7 1SU**



FOR SALE

**Imposing detached office building in town centre
Extending to 197.5 sq m (2126 sq ft)
Alternative use potential, subject to planning**

LOCATION

Mold is a popular and expanding busy market town in North East Wales, being the historic headquarters for the former Clwyd County Council and now Flintshire County Council. The population is the region of 10,000.

The town is virtually equidistant between Chester and Wrexham and is accessible to the A55 Expressway.

Mold is a popular residential dormitory, has been expanded in recent years and has a busy central retail area, with weekly markets and small shopping centre. The town has an established business park and industrial estate on its periphery.

The property is located close to the junction of the B5444 and St Mary's Church.

DESCRIPTION

The property comprises a converted residential property, latterly in office use and is of conventional two storey construction of stone with pitched roofs.

The building incorporates cellular office accommodation, together with storage, kitchen, staff area and lavatories located at ground and first floor level, the property also has an extensive basement.

A car/garage space is available in an adjoining building.

To the front and side of the building is a garden area. Fron Deg may well suit alternative use, subject to planning.

ACCOMMODATION/AREAS

The property has been measured on a Net Internal Floor Area, in accordance with the RICS Code of Measuring Practice.

	SQ M	SQ FT
GF Offices	62.6	674
GF Storage	31.1	335
Cellar		
FF Office	87.2	938
Total	197.5	2126

PRICE/TENURE

The freehold is available at offers in the region of £225,000.

RATES

The VOA website confirms the property has a Rateable Value of £14,000.

For further information interested parties are advised to contact the Local Rating Authority, Flintshire County Council – Business Rates – 01352 704848.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations. There is a gas fired central heating system, not tested.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate is in the process of being prepared.

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.

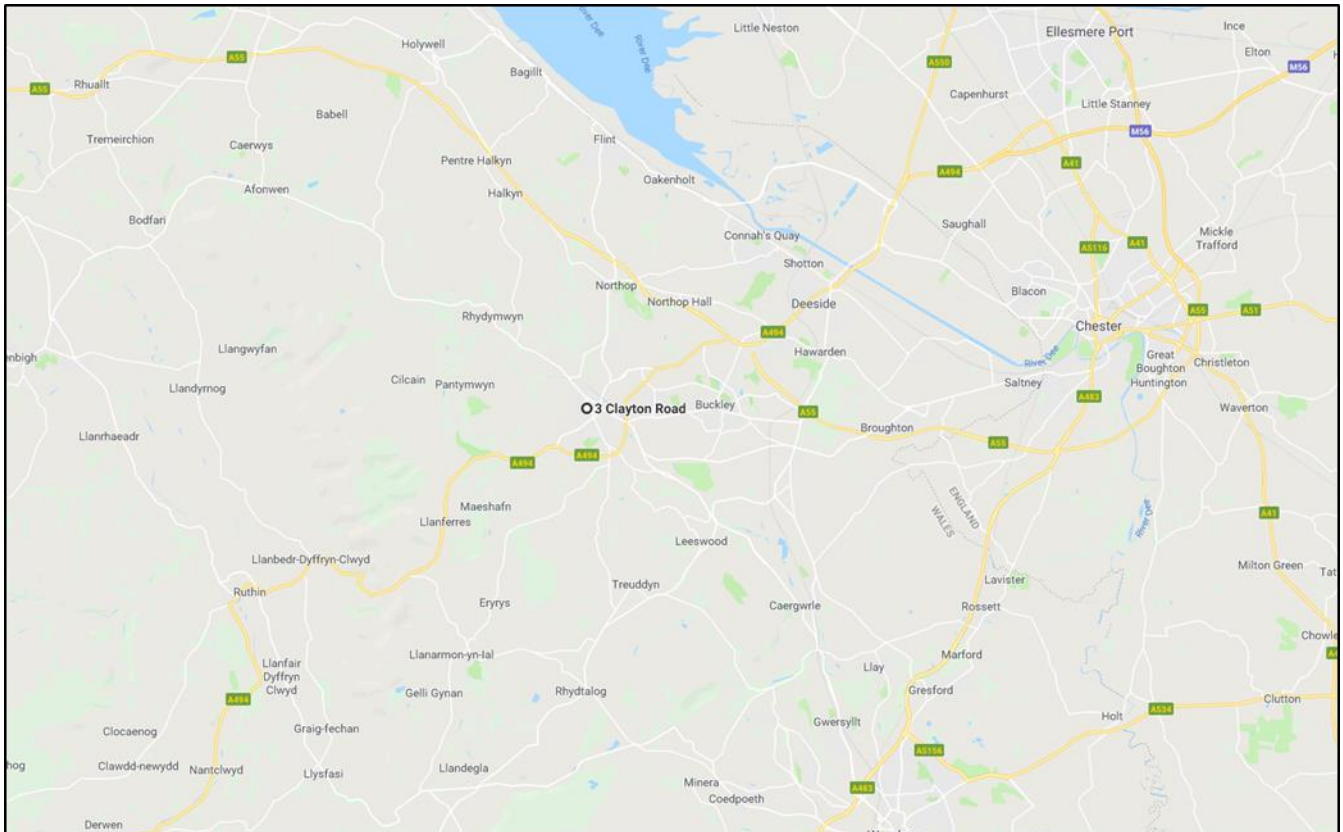
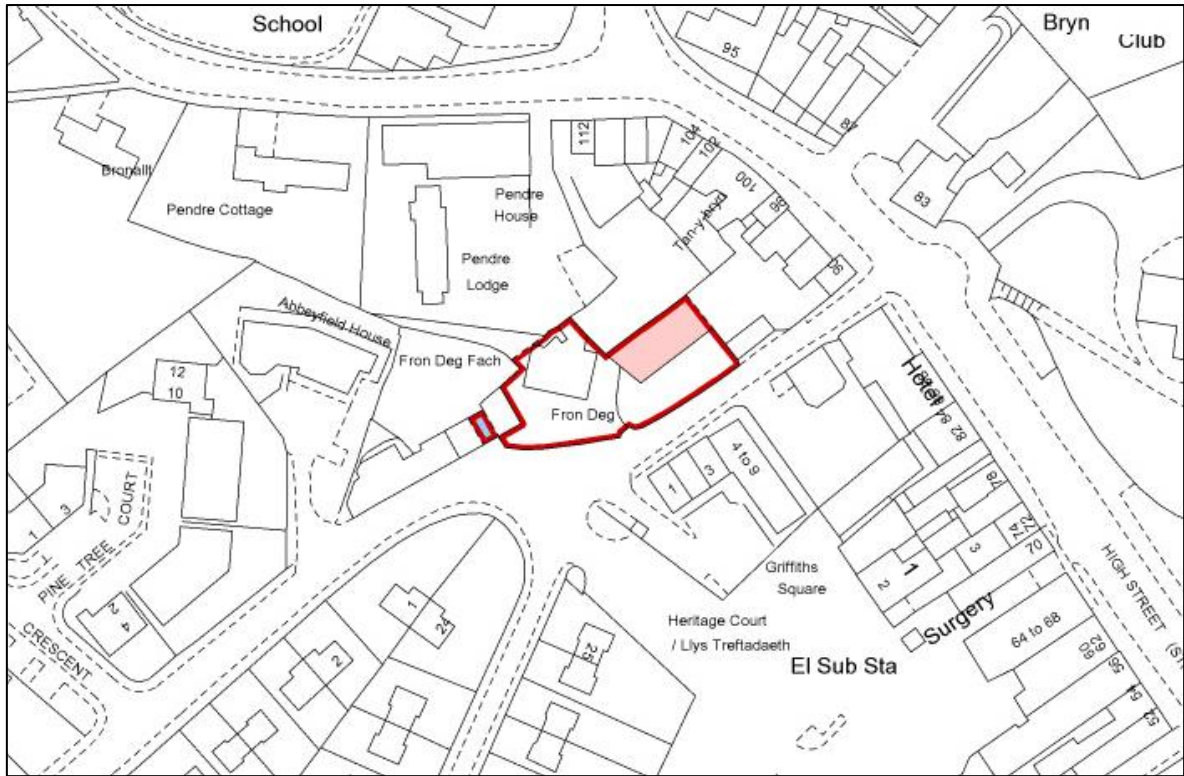
Ref: Jan 19

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SUBJECT TO CONTRACT





IMPORTANT NOTICE

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