

TO LET

First Floor above Iceland
28/44 New Street Mold CH7 1NZ



2,748 sq ft

Area



£5,000 p/a

Rent



£16,750

Rates - RV



D78

EPC

- Centrally located in the busy market town of Mold
- Dedicated access from New Street
- Neighbouring retailers include Poundland and the Medical Centre with the Daniel Owen Shopping Centre being opposite
- Excellent parking provision adjacent





Location

Centrally situated in Mold Town Centre above the Iceland store with dedicated access from New Street.

Poundland and Medical Centre are adjacent with a 450 space car park. Opposite the premises is the Daniel Owen Shopping Centre.

Description

The premises are accessed by an entrance on to New Street. The stairs which also have a stairlift lead to a central corridor at first floor which has various sized individual offices and meeting rooms together with a kitchen and wc facilities. The premises are carpeted throughout with an acoustic tile ceiling. The premises have full broadband connectivity throughout.

Area

First Floor 2,748 sq ft (255.29 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£5,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £16,750

EPC

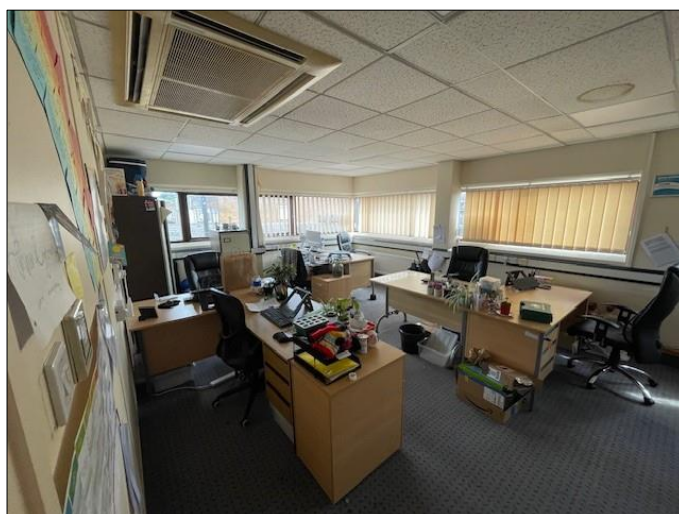
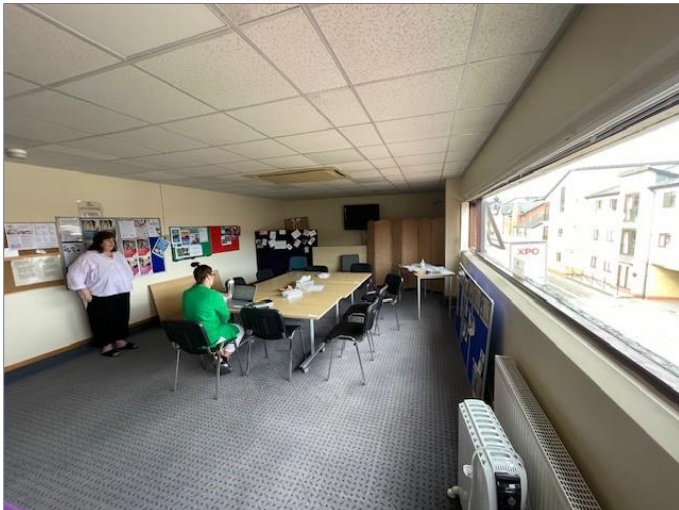
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Planning

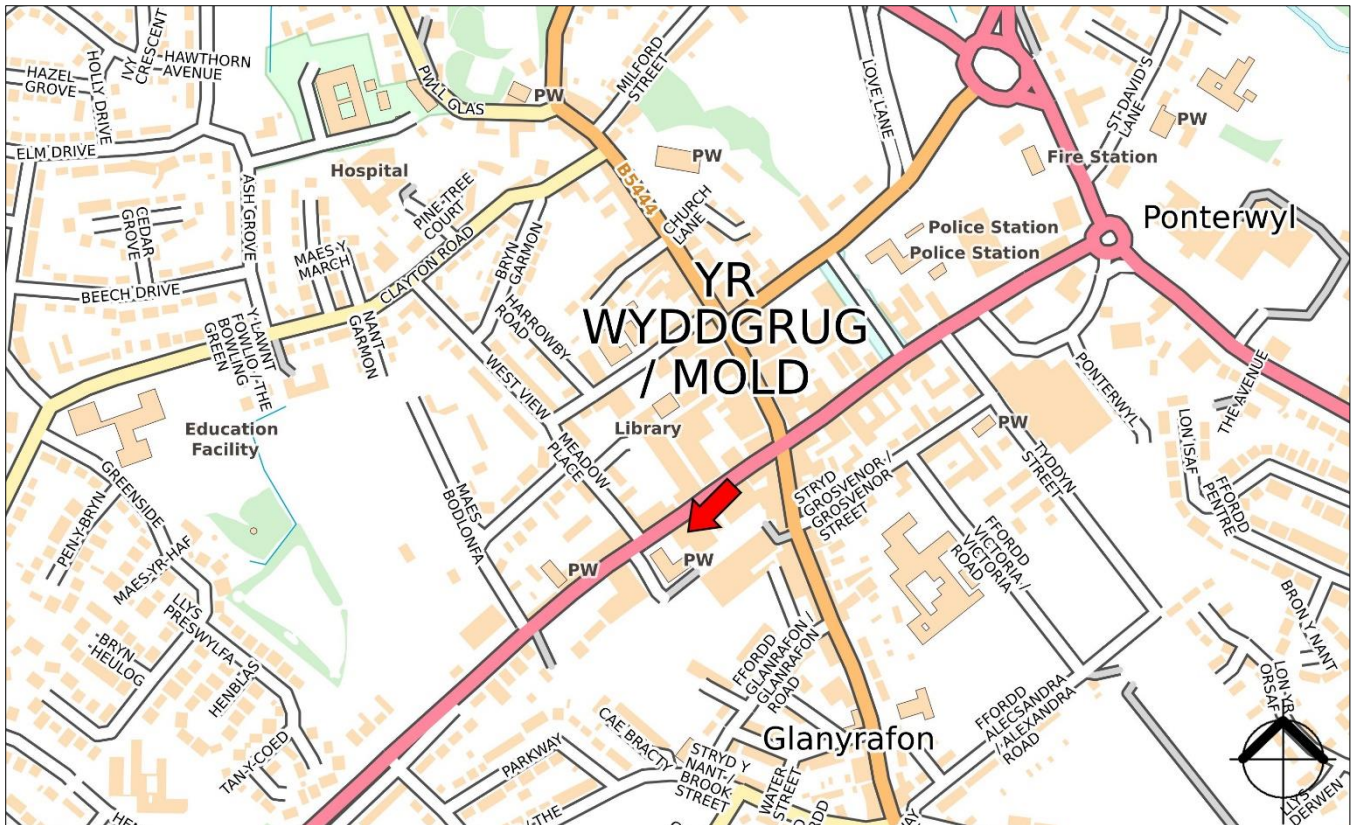
The premises currently benefit from A1 Planning Permission but would be suitable for a number of uses subject to the necessary consents.

Legal costs

Each party to be responsible for their own legal costs.



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For further information please contact:

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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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