

MOLD

15 High Street

TO LET / FOR SALE

Location

Mold is a busy and historic market town situated in North Wales, some 10 miles south of Chester and accessed via the A55.

The property is located in the heart of Mold town centre, immediately adjoining **Costa Coffee** and **Timpsons** and other occupiers in the near vicinity include **Boots the Chemist**, **Specsavers** and **Card Factory**.

Accommodation

The property is arranged on ground, first and second floors, providing the following approximate areas:

Internal Width	28'	8.52 m
Ground Floor Sales	2,217 sq ft	206 sq m
Ground Floor Store	916 sq ft	85.7 sq m
First Floor	1,105 sq ft	102.7 sq m
Second Floor	771 sq ft	71.6 sq m

Lease

The property is available by way of a new full repairing and insuring lease at a rent of **£52,500 per annum exclusive**.

Sale

Price on application.

EPC

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



VAT

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

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £39,500

Interested parties are advised to make their own enquiries with the local authority.

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.

Legal Costs

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

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 sole agents:

Llyr Emanuel of **Emanuel Oliver**

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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.