

To Let/
May Sell



Multi-Purpose Commercial Unit

20,172 SQ FT (1,873.98 SQ M)

📍 AMBROSE LLOYD CENTRE WREXHAM STREET, MOLD, FLINTSHIRE, CH7 1NP

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Multi-purpose commercial unit
- Ground floor accommodation extending to 20,172 sq ft as a whole
- May suit subdivision - subject to planning permission
- Prominently situated
- Located in a popular market town
- Large local authority car park adjacent to the unit
- May suit a range of commercial uses - subject to planning permission
- Nearby national occupiers include Iceland and Travis Perkins
- New lease
- £80,000 per annum exclusive
- May Sell - Price on Application



LOCATION

The property is situated on the Northern side of Glanrafon Road between the junctions of New Street and Wrexham Street, approximately 6 miles south of Flint, 10 miles west of Chester, 12 miles north west of Wrexham. The A55 North Wales Expressway, which links North Wales to the north west of England is located 3 miles to the north of the town.

The immediate vicinity primarily comprises of independent retailers, however there are a number of national occupiers, such as Iceland, Travis Perkins, Tesco, Aldi and McDonald's.

DESCRIPTION

The property comprises a ground floor multi-purpose commercial unit extending to 20,172 sq ft as a whole and forms part of the previous Co-op store, situated adjacent to Iceland and the largest car park in Mold (circa 450 spaces).

Internally, the unit is open plan in nature with a dividing wall separating the retail accommodation and storage/ancillary accommodation. The unit is decorated throughout with a tiled floor covering and set beneath a suspended ceilings with integrated LED panel lighting and HVAC units.

The unit may suit subdivision, subject to planning permission.

The property, which up until recently has been occupied by Poundland, benefits from a large service yard and there is a large local authority car park situated adjacent to the unit.

A floor plan of the property is available below.

SERVICES

All mains services are connected to the property. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Retail Area	1,198.97	12,906
Rear Store	675.01	7,266
TOTAL	1,873.98	20,172

LEASE TERMS, RENTAL & VAT

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The quoting rental is £80,000 per annum exclusive.

VAT is applicable at the prevailing rate.

MAY SELL

Our client may consider a sale of the property. Price on Application.

SERVICE CHARGE & INSURANCE

There is a service charge of £26,662. Insurance: £5,374. The Landlord will insure the premises the premiums to be recovered from the tenant.

BUSINESS RATES

Interested parties are advised to qualify the Business Rates payable for the property directly with the Local Rating Authority (Flintshire County Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.



USE/PLANNING

The property falls under Planning Use Class A1, which now falls under the Class E Category. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority (Flintshire County Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an Energy Efficiency Rating of 'B'. A full copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) and must be paid by the proposed buyer or tenant.

VIEWINGS

Strictly by appointment with the agents TURNER WESTWELL COMMERCIAL AGENTS.

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Ground Floor

