

To Let
£20,000 p.a. exclusive



Multi-Purpose Commercial Unit

4,719 SQ FT (438.4 SQ M)

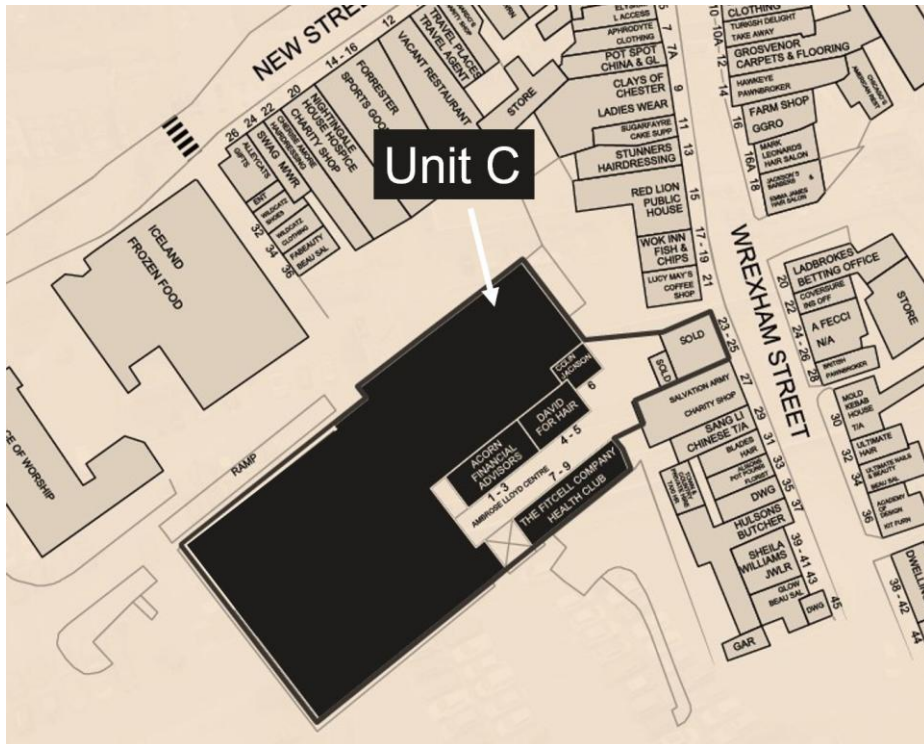
📍 UNIT C AMBROSE LLOYD CENTRE, WREXHAM STREET, MOLD, FLINTSHIRE, CH7 1NP

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Turner Westwell
Commercial Agents

KEY FEATURES

- Multi-purpose commercial unit
- Ground floor accommodation extending to 4,719 sq ft
- Prominently situated
- Located in a popular market town
- Large local authority car park adjacent to the unit (circa 450 spaces)
- May suit a range of commercial uses - subject to planning permission
- Nearby national occupiers include Iceland and Travis Perkins
- Floor to ceiling height of 4.9 metres
- New lease
- £20,000 per annum exclusive



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 available accommodation, extends to 4,719 sq ft and will form part of a development sat alongside a national gym operator. The unit is currently configured to provide open plan storage accommodation and would therefore suit similar storage uses, as well as retailing accommodation, should a shop frontage be incorporated in replacement of the current concertina shutter door. Unit C may also lend itself to further uses subject to planning permission such as, kids play/leisure operators, vehicle repairs, or a veterinary surgery.

The unit has a floor to ceiling height of 4.9 metres.

There is a large local authority car park situated adjacent to the front of the development however, the subject unit would have access to 5 parking bays directly in front of 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 Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit C - Ground Floor	438.4	4,719

LEASE TERMS & RENTAL

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

The rental is £20,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

There is a service charge cost of approx. £6,230 per annum and insurance of £1,275 per annum. The Landlord will insure the premises and will recover the premiums from the Tenant.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Interested parties are advised to qualify the Business Rates payable for the property directly with the Local Rating Authority (Flintshire County Council). Rates are to be reassessed upon completion of the split works.

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.

EPC

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

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.

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.

VIEWINGS

Strictly by appointment with the agents TURNER WESTWELL COMMERCIAL AGENTS.

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