



To Let
£45,000 p.a. exclusive



Multi-Purpose Commercial Unit

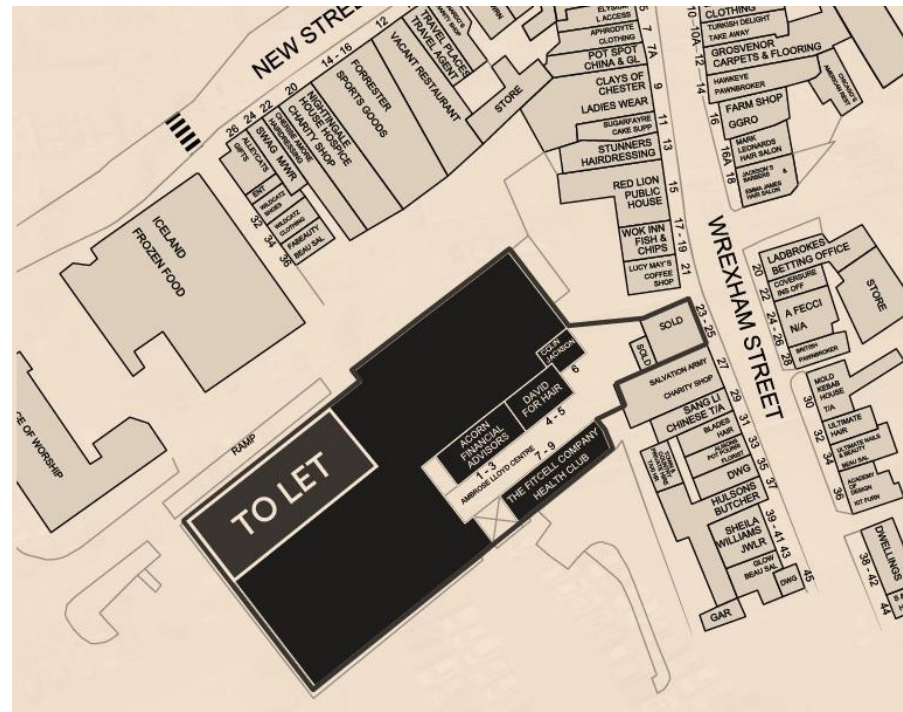
4,616 SQ FT (428.83 SQ M)

📍 UNIT B, 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 4,616 sq ft
- 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
- £45,000 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 4,616 sq ft and will be part of a development sat alongside a national gym operator. The unit is open plan and decorated throughout with a tiled floor covering, set beneath a suspended ceilings with integrated LED panel lighting and HVAC units.

The property benefits from a shared service corridor. There is a large local authority car park situated adjacent to the unit.

Floor to structural ceiling 4.9m.

Floor to current suspended ceiling 3.1m.

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 B – Ground Floor	428.83	4,616

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 quoting rental is £45,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

There is a service charge cost of £6,090 per annum and insurance of £1,228 per annum. The Landlord will insure the premises the premiums to be recovered from the Tenant.

VAT

VAT is applicable at the prevailing rate.

PLANNING/USE

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).

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.



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.

VIEWINGS

Strictly by appointment with the agents TURNER WESTWELL COMMERCIAL AGENTS.

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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

FLOOR PLAN

