

23 Wrexham Rd
Mold CH7 1ET

WILD
COMMERCIAL PROPERTY

First Floor Office TO LET



Location

Mold is a busy market town situated in North East Wales. The offices are located in an excellent position on the first floor above P G Framing on Wrexham St with a pay and display car park at the rear and easy access to the town centre.

The property can be more readily identified from the attached plan.

Rent

£5,500 pax.

Accommodation

The property has the following approximate areas:

Office	687 sq ft	63.82 sqm
Kitchen	48.3 sq ft	4.49 sqm

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £4,250

EPC

An EPC has been commissioned and is rated D-99

Tenure

The property is to be let on a new effectively full repairing and insuring lease for a term of years be agreed.

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.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser 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 are to be responsible for their own legal costs incurred in the transaction.

VAT

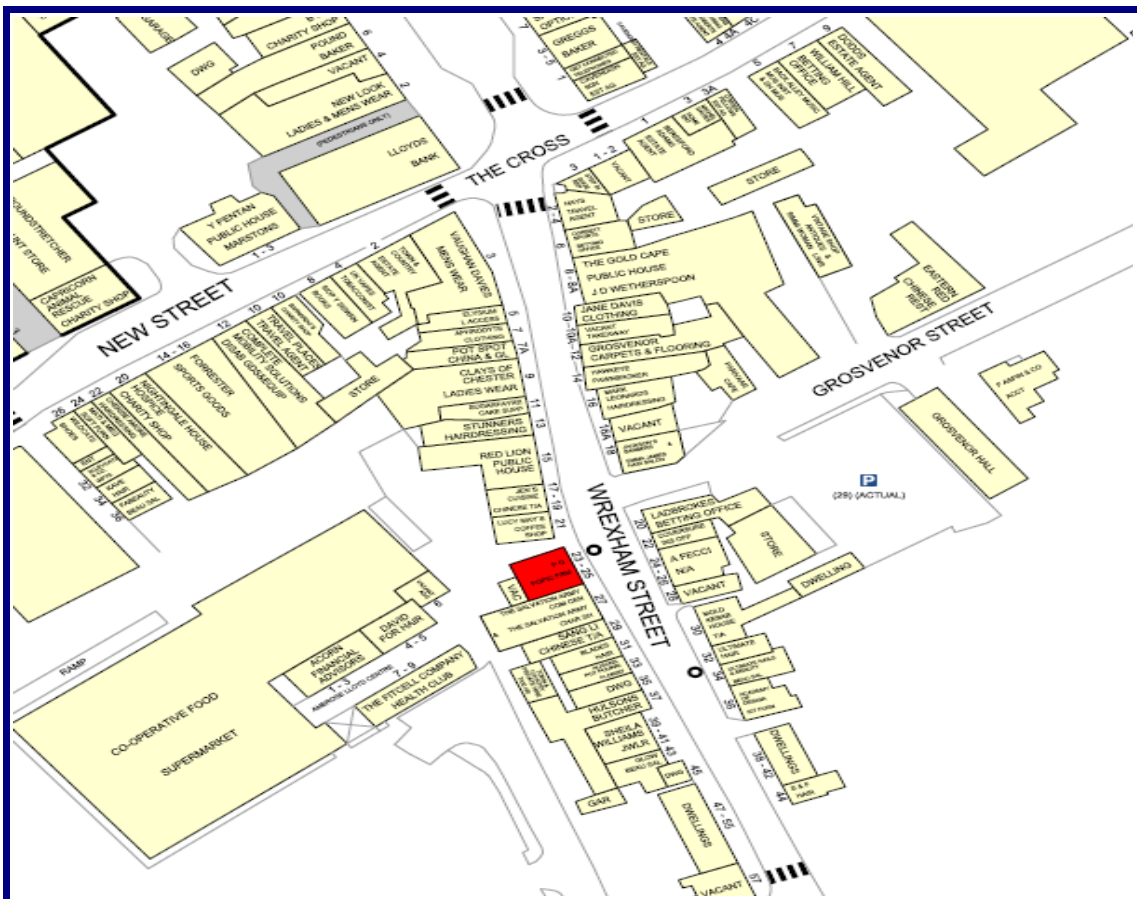
Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

SUBJECT TO CONTRACT

DTFW 19.04.18



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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