

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

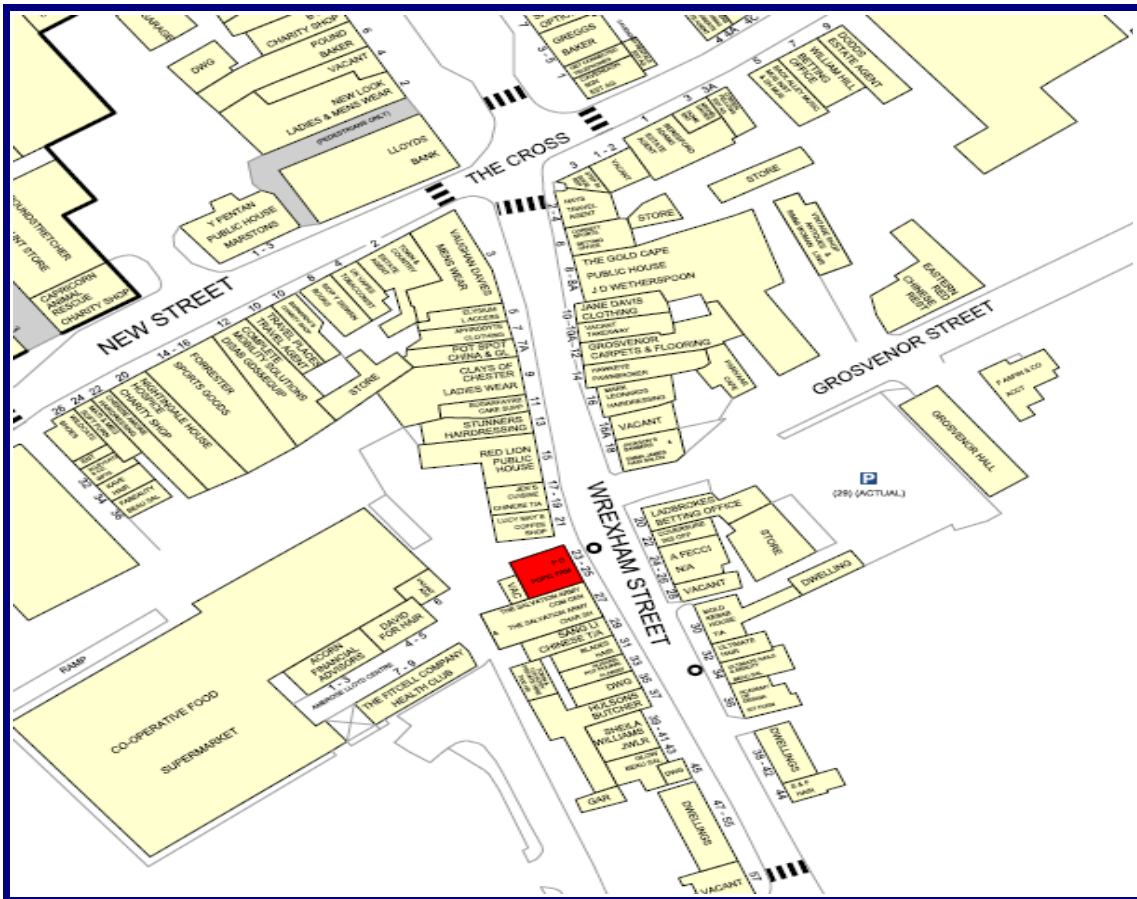
Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

## 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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