TO LET

FORMER SUPERMARKET

19,500 sq.ft (1,812 sq.m)

- Large service yard

- Situated in a popular market town

- Large local authority car park adjacent to the unit

- Nearby traders include Flintshire County Council

Ambrose Lloyd Centre, Mold, Clwyd, CH7 1NP

LCP

01384 400123
www.lcpproperties.co.uk

Ambrose Lloyd Centre, Mold, Clwyd, CH7 1NP

LOCATION - CH7 1NP

The property is situated on the Northern side of Glanrafon Road between the junctions of New Street and Wrexham Street. Mold is the county town of Flintshire and is home to Flintshire County Council. Located approximately 6 miles south of Flint, 10 miles west of Chester, 12 miles north west of Wrexham, and 49 miles south west of Manchester; the A55 North Wales Expressway linking North Wales to the north west of England is located 3 miles to the north of the town.
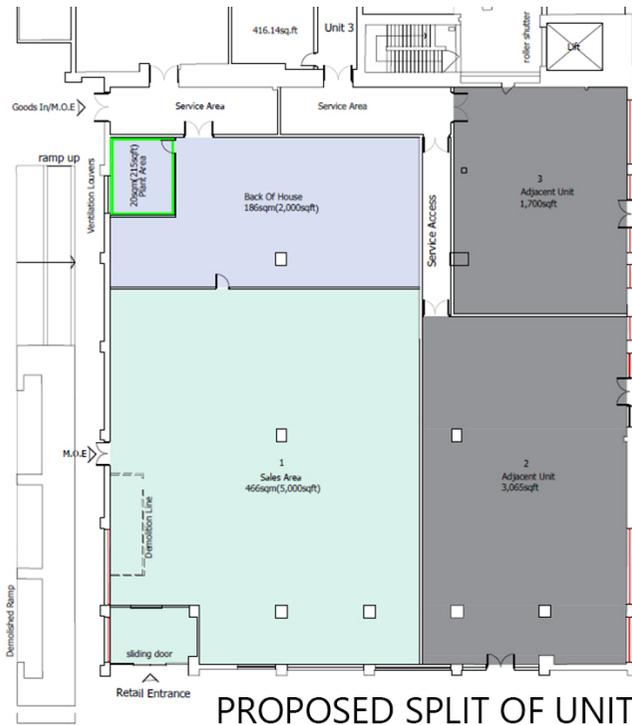
DESCRIPTION

The property was formerly a supermarket and has a large service yard. There is a large local authority car park nearby. Nearby traders include Flintshire County Council and Co-Operative.

The property may be split and therefore a change of use is available.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Total	19,500	1,812

PROPOSED SPLIT OF UNIT

SERVICE CHARGE & INSURANCE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Possible change of use available. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agent:

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