



FOR SALE - OFFICE

UNIT 25, MOLD BUSINESS PARK, YR WYDDGRUG, CH7 1XP

PRICE

- Offers in the region of £195,000 (exclusive)

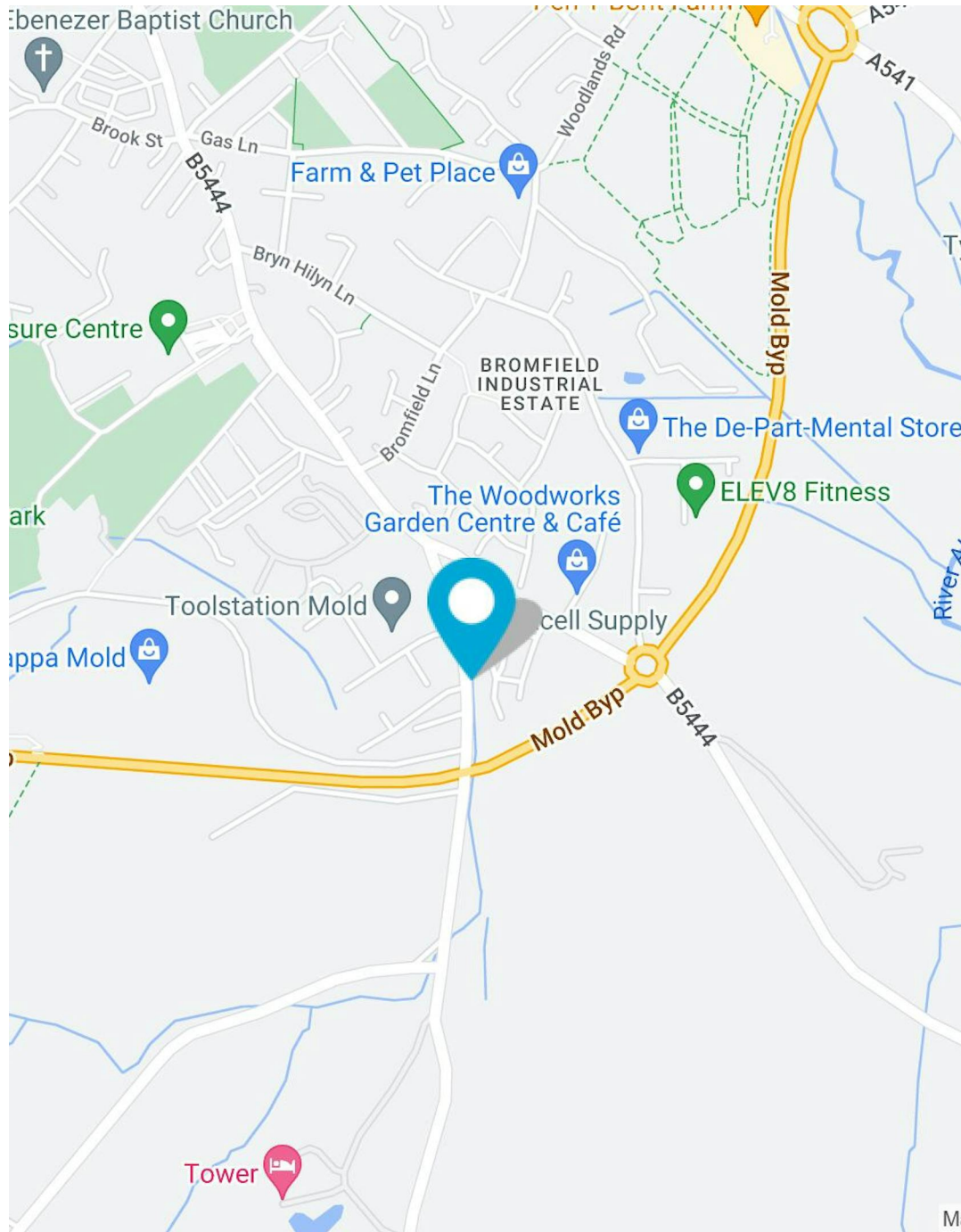
KEY POINTS

- Modern semi detached office building forming part of a sought after business park
- Flexible accommodation with 7 car parking spaces
- Suitable for owner occupation/investment purposes
- Part income producing
- Total Gross Internal Floor Area 2,130 ft sq (197.84 m sq)



UNIT 25, MOLD BUSINESS PARK, YR WYDDGRUG, CH7 1XP
2,130 SQ FT

01743 450 700



LOCATION

The property forms part of Mold Business Park which serves as the premier business park serving the town of Mold. The property enjoys a prominent positioning within the Business Park environment.

The property is located within proximity to all local amenities and benefits from good connectivity.

Mold is a town in the county of Flintshire and has all local amenities and had a population of 10,058 at the 2011 census.

The town is located approximately 12 miles north west of the city of Wrexham and approximately 15 miles west of the city of Chester.

ACCOMMODATION

NAME	SQ FT	SQ M
Ground	1,065	98.94
1st	1,065	98.94
Total	2,130	197.88



DESCRIPTION

The property comprises of a modern semi detached two storey office/business unit. The property is arranged to provide a Total Gross Internal Floor Area of approximately 2,130 ft sq (197.84 m sq) arranged over the two floors.

The property is arranged to provide a variety of offices and toilets and welfare facilities. The property is of traditional construction being of portal framework that is clad in part brickwork and part profile sheeting under a profile sheet roof cover.

Externally the property has a car parking forecourt area to the front of the property that has 7 car parking spaces.

The property would lend itself to either owner occupation or for investment purposes. The property is in part income producing, further details are available from the selling agents upon request.

The property is owned under Title Number CYM63308.



PLANNING

The property is understood to benefit from planning consent for Use Class B1 of The Town and Country Use Classes Order 1987.

SERVICES

(not tested at the time of our inspection)
We understand that mains water, electricity and drainage are connected to the property.

RATEABLE VALUES

Office 1 - £1,725
Office 2 - £1,000
Office 3 - £1,875
Office 4 - £1,300
Office 5 - £2,275
Office 6 - £5,000

LOCAL AUTHORITY

Flintshire County Council
County Hall
Mold
Flintshire
CH7 6NB

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VAT

Applicable. The property is understood to be elected for VAT and therefore VAT will be payable at the time of purchase.

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £13,175
Rates Payable: £6,574.32 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

C (62)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

JAMES EVANS

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