

TO LET

DANIEL OWEN SHOPPING CENTRE
MOLD, CH7 1AP



FIRST FLOOR OFFICES

2,807 sq ft (261 sq m) (Approx. Gross Internal Area)

- Fully Refurbished First Floor Office Accommodation
- Final Suite Remaining
- Located In Mold Town Centre

LOCATION

Mold is a busy market town situated in Flintshire, North East Wales. There is good access to the A494 Mold bypass which links to the A55. The A55 provides a good connection to Chester and the national motorway network in the East and Holyhead in the West.

DESCRIPTION

The office accommodation is located in the heart of Mold Town centre in The Daniel Owen Centre Precinct.

There are two office suites within the Daniel Owen Centre, which could be occupied separately or together.

Office 1 is let to Just One Recruitment.

Office 2 was previously occupied by Age Concern and is predominately open plan with various partitioned offices and a large meeting room. There is also a self contained kitchen and staff room to the rear.

There is lift access to both suites from the ground floor and a buzzer/intercom system in place. Both male and female WC facilities are also available.



POSTCODE: CV7 1AP



ACCOMMODATION

The office has a floor area of 2,807 sqft (260.78 sqm)

CAR PARKING

There is plentiful public car parking available at Griffiths Square and New Street Car Park within a short walk for around 50p per day.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 74 MBPS should be available. Interested parties are strongly advised to make their own investigations.

<http://www.productsandservices.bt.com/products/speedchecker/>

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E (101)

SERVICE CHARGE

A service charge is payable. This covers:

- External Maintenance
- Repairs
- Common Areas

Service charge is currently estimated at £7,800 per annum.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity



TERMS

The offices are available by way of new full repairing and insuring leases for a term of years to be agreed by negotiation.

The rent is £18,750 per annum.

RATES

The tenant is responsible for the payment of business rates. The rateable value and rates payable are provided below.

£15,750 RV rates payable is estimated to be £7,875

BUILDING INSURANCE

The landlord will insure the building and recover a proportion of the premium from the tenant. This is currently estimated at £500 per annum.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is payable on all sums due to the landlord.



VIEWING Strictly via the joint agents

HARRIS LAMB - David Walton

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SUBJECT TO CONTRACT

Ref: RA159 Date: 10/21

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