

# TO LET

**UNIT 3 DANIEL OWEN SHOPPING CENTRE  
MOLD, FLINTSHIRE**



## **LARGE TOWN CENTRE RETAIL OPPORTUNITY**

**Ground floor sales 2,407 sq ft (223.63 sq m)**

**Total (maximum area available) 5,738 sq ft (533.09 sq m)**

- Town Centre Retail Unit
- Subject to vacant possession
- Pedestrianised Shopping Centre
- Rent on application



## LOCATION

Mold is an attractive market town and major cultural centre for North Wales.

The Daniel Owen Centre is the principle shopping area for the town, anchored by the busy indoor market and national tenants including, Argos, Peacocks, McColls, Vision Express, Domino's Pizza and Oxfam.

## DESCRIPTION

The property comprises an open plan ground floor retail unit, which has been formed from a split of the former Poundstretcher on a pedestrianised area of the shopping centre. The property has first floor storage, goods lift and the unit benefits from rear access on to the service yard where loading and unloading of articulated vehicles is possible.



POSTCODE: CV7 1AP



## ACCOMMODATION

The units are arranged on ground and first floor providing the following approximate dimensions and net internal areas:

	SQ M	SQ FT
Ground Floor	223.63	2,407
First floor Space	can be offered between 1,522 ft sq (141.40m sq) and 3,331 ft sq (309.46m sq)	
<b>TOTAL</b> (maximum area available)	<b>533.09</b>	<b>5,738</b>

Measurements have been provided by a third party and have not been checked by the agents.

## EPC

The unit has a rating of 'C 72' and the certificate is available on request. A new EPC will be required on completion of the split.

## TERMS

The property is available on a new lease for a term to be agreed, Subject to vacant possession.

## RENT

On application

## RATES

The property will require re-assessment of the rates following the split.



## 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

Parties shall be responsible for their own costs associated to any transaction.

## VAT

All prices quoted are exclusive of VAT, which will be chargeable.

**VIEWING** Strictly via the joint agents

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**SUBJECT TO CONTRACT**

Ref: RA159 Date: 12/21

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