

Thomas Mews High Street, Mold, Flintshire, CH71BQ

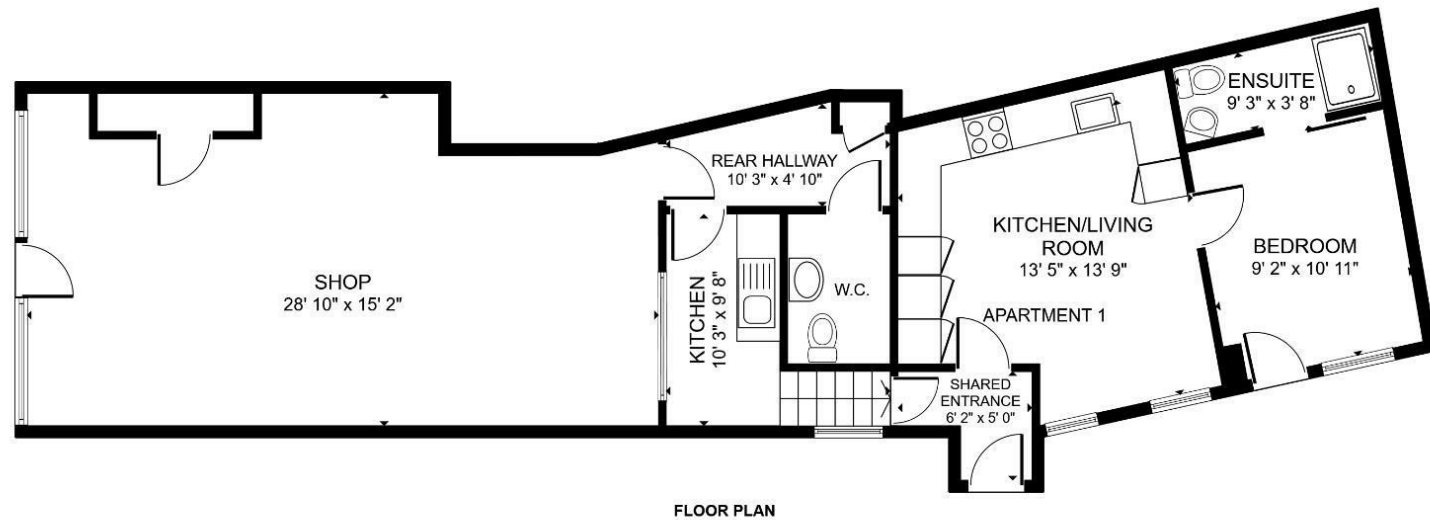
**Cavendish**  
ESTATE AGENTS

The Cross 1 High Street, Mold, Flintshire, CH71AZ

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 908 sq. ft.  
TOTAL: 908 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(12-20) F			
(1-11) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**Thomas Mews High Street**  
Mold, Flintshire,  
CH71BQ

**Price**  
**£695,000**

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A substantial three storey investment property, comprehensively converted into five self contained, one and two bedroom apartments, shop and a communal courtyard to the rear. Occupying a prominent position to the upper part of the High Street, a prime conservation/retail area of this popular market town with independent shops, major banks and two public carparks nearby. All apartments and shop are currently let providing a significant revenue of £50,196 per annum, with potential rent reviews in 2023. The apartments have been appointed to high standard of specification and compliant with current regulations, including sprinkler system, fire alarms and an intercom/security entry. Features include fully fitted kitchen's with a full range of integrated appliances, 'wet' floor' shower rooms, aluminium framed double glazed windows to the rear of building, modern electric heating and quality laminate flooring. Apartment No 5, the largest apartment, has two double bedrooms, a bathroom with four piece suite, kitchen with granite worktops and a sitting room with bi fold doors onto a sizeable balcony with views over roof tops. The shop (28'10" x 15'2") is let until September 2030, and includes a kitchen and rear hallway with cloakroom/Wc. EPC Performance Rating C.



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**LOCATION**

Mold is a thriving market town situated close to the A55 / A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. The town centre offers a wide range of shops serving daily needs, major banks and post office, and also has a popular twice weekly street market.

**SPECIFICATION**

This attractive building was converted in 2018 to provide five well appointed 1 & 2 bedroom apartments. They are accessed from a communal courtyard to the rear of the building having a galvanised external staircase leading to the upper floors. Each apartment has been specified to a high standard to include modern fitted kitchens with cream coloured units, stone effect worktops and a full range of integrated appliances to include - ceramic hob with cooker hood, electric oven, fridge, dishwasher and washing machine. Modern 'wet floor' shower rooms have fully tiled walls and floor, an extractor fan and a chrome towel radiator. Each apartment has independent electric radiators and an unvented hot water cylinder tank.

**GROUND FLOOR**

**SHOP**

8.53m x 4.62m (28' x 15'2")



A double fronted shop with central doorway. Presently let as a Turkish Barbers with provision for five basins. To the rear is an inner hallway with a cupboard housing the hot water cylinder and doorways leading to a cloakroom/Wc with a modern suite with fully tiled walls and floor; and to a fitted kitchen/preparation room with base and wall units, plumbing for washing machine and access leading through to the courtyard. We understand the shop is let to the existing tenants from 1st October 2020 until 2030, with a pending rent review due in October 2023. Energy Performance Rating C.



**APARTMENT ONE**

A ground floor one bedroom apartment located to the rear of the

building. Comprising: Living room/kitchen, double bedroom and shower room. Let to existing tenant since November 2022. Energy Performance Rating D.

**FIRST FLOOR**

**APARTMENT TWO**



A sizeable one bedroom apartment with additional room, overlooking the High Street comprising; hallway, a spacious open plan living room with a Victorian style fireplace (not usable) and fully fitted kitchen with a window overlooking the courtyard, a double bedroom, store room and shower room. Let to existing tenant since 1st April 2021. Energy Performance Rating D.



**APARTMENT THREE**



A one bedroom first floor apartment located to the rear of the building, overlooking the courtyard, with a large fully fitted kitchen/diner, separate living room and double bedroom with ensuite. A rent increase is due September 2023. Energy Performance Rating D.



**SECOND FLOOR**

**APARTMENT FOUR**

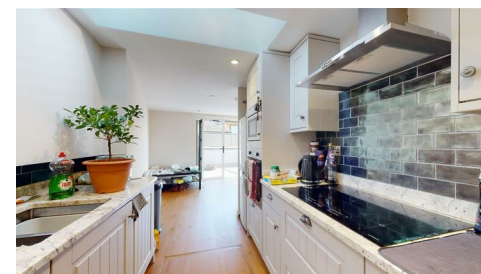


A compact one bedroom second floor apartment overlooking the High

Street, comprising; hallway, bedroom/living room, fully fitted kitchen overlooking the courtyard and wet floor shower room benefitting from a sun tunnel. A rent increase is due January 2024. Energy Performance Rating D.



**APARTMENT FIVE**



The largest apartment located on the top floor with two double bedrooms and a balcony. The split level accommodation comprises; hallway with Velux roof light, fitted kitchen with granite tops and upstands and integrated appliances, adjoining living room with bi fold doors leading onto the balcony with outside lights, power points and cold water tap; two double bedrooms (bedroom one overlooking the High Street) and a large bathroom benefitting from a sun tunnel with a freestanding bath and 'wet floor' shower. A rent increase is due August 2023. Energy Performance Rating D.



**COURTYARD**



A gated entrance with intercom security system leads through to an enclosed courtyard with a covered refuge area and purpose built store housing the electricity meters and water tank for the sprinkler system. Outside lights.



**TENURE**

Tenure - understood to be Freehold. Purchasers should verify this through their Solicitor.

**COUNCIL TAX**

Flintshire County Council  
 Apartment One - Council Tax Band A  
 Apartment Two - Council Tax Band B  
 Apartment Three - Council Tax Band B  
 Apartment Four - Council Tax Band A  
 Apartment Five - Council Tax Band A

**AGENTS NOTE**

- \*Individual 'smart' electricity meters and water meters for each apartment and shop.
- \*The landlord is responsible for the communal lighting in the courtyard and shared entrances halls, which as of April 2023, is approximately £35 pcm.
- \*The annual service for the Fire Alarm is approximately £200.00.
- \*The annual service for the Sprinkler system is approximately £570.00.
- \*The annual service for the unvented hot water cylinders, for each apartment and shop, is approximately £360.00.
- \*Additional Landlord expenditure such as insurance, general maintenance is circa £1500 pa.
- \*The current rateable value for the shop, as from 1st April 2023 is £8,500. The local council uses the rateable value to calculate the business rates payable.
- \*Energy Performances Certificates are available for each apartment. A commercial EPC is available for the Shop.

**DIRECTIONS**

From the Agent's Mold office proceed up the High Street and through the traffic lights whereupon the property will be found on the right hand side.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**VIEWING**

By telephone appointment through the Agent's Mold office 01352 751515.