



49 High Street

- Excellent location on Mold High Street
- Five well appointed apartments
- Commercial unit with communal courtyard
- Completely refurbished in 2018
- Rental income of £52,466 pa
- 1 & 2 bedroom apartments. Energy Ratings: Shop - C / Apartments - D

Mold, CH7 1BQ

Freehold: £640,000

Ref: 5613602

DESCRIPTION

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 car parks nearby.

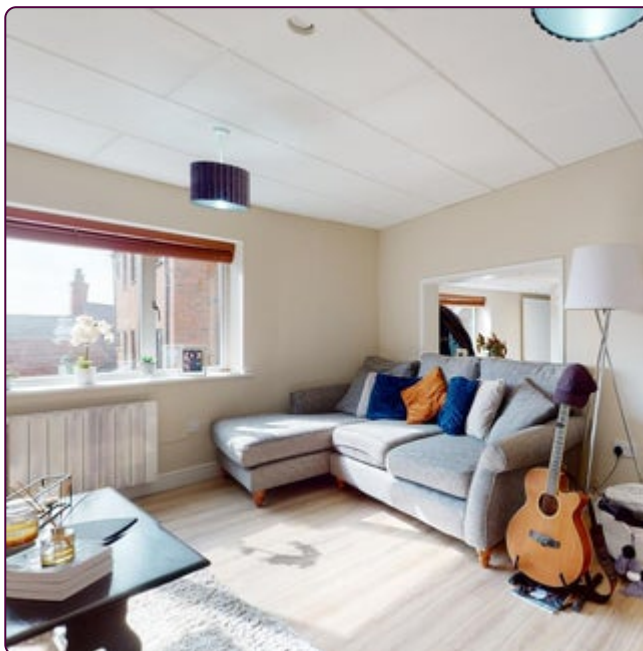
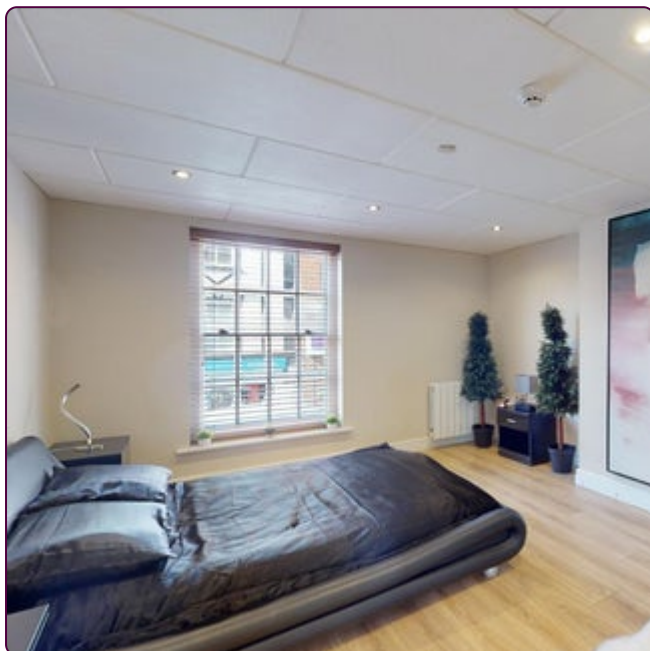
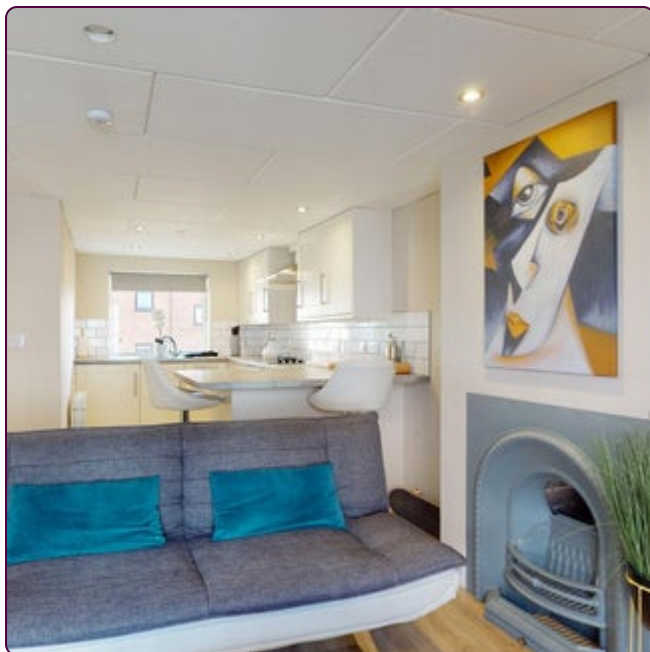
All apartments and shop are currently let, providing a significant revenue of £52,466 per annum, with potential rent reviews in 2023.

The apartments have been appointed to a high standard of specification and compliant with current regulations, including a sprinkler system, fire alarms, and an intercom/security entry. Features include fully fitted kitchens with a full range of integrated appliances, 'wet floor' shower rooms, aluminium framed double glazed windows to the rear of the building, modern electric heating, and quality laminate flooring.

Apartment No. 5, the largest apartment, has two double bedrooms, a bathroom with a four-piece suite, kitchen with granite worktops, and a sitting room with bi-fold doors onto a sizeable balcony with views over rooftops.

The shop (28'10" x 15'2") is let until September 2030 and includes a rear hallway with cloakroom/WC.





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 a post office, and also has a popular twice-weekly street market.

INTERNAL DETAILS

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 floors, an extractor fan, and a chrome towel radiator.

Each apartment has independent electric radiators and an unvented hot water cylinder tank.

GROUND FLOOR

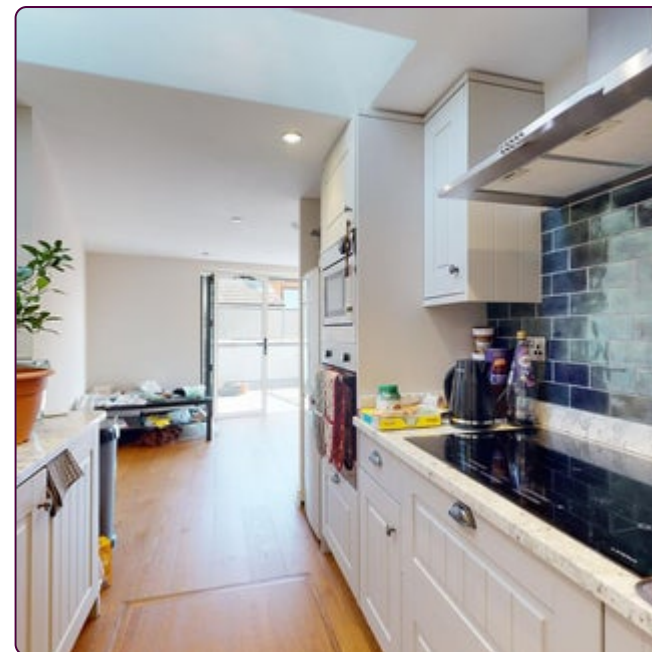
Shop - 8.53m x 4.62m (28' x 15'2") Rental Income £13,620 per annum.

A double-fronted shop with a 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 access leading through to the courtyard.

We understand the shop is let to the existing tenants from 1st October 2020 until 2030. Energy Performance Rating C.

Apartment One Rental Income £6,600 per annum

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, Council Tax Band A





OTHER FLOORS

First Floor

Apartment Two Rental Income £8,352 per annum

A sizeable one-bedroom apartment with an 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. Energy Performance Rating D, Council Tax Band B

Apartment Three Rental Income £7814 per annum

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. Energy Performance Rating D, Council Tax Band B

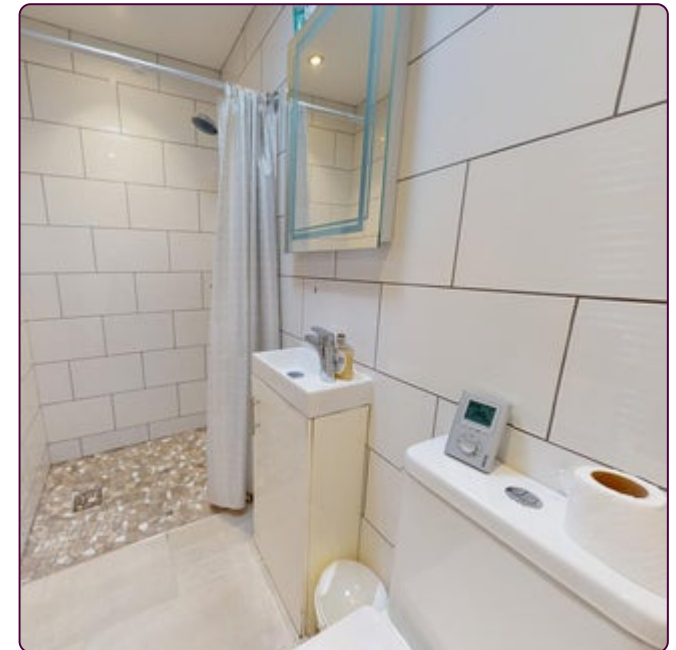
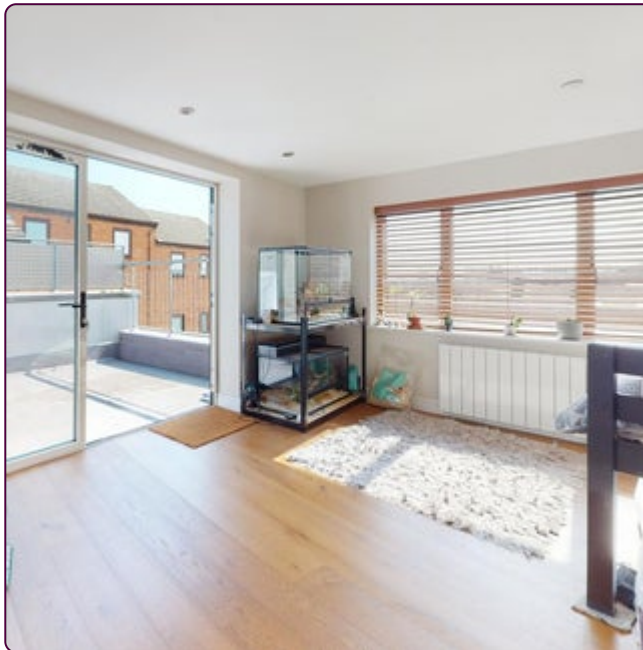
Second Floor

Apartment Four Rental Income £6480 per annum

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. Energy Performance Rating D, Council Tax Band A

Apartment Five Rental Income £9600 per annum

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. EPC Rating D, Council Tax Band A



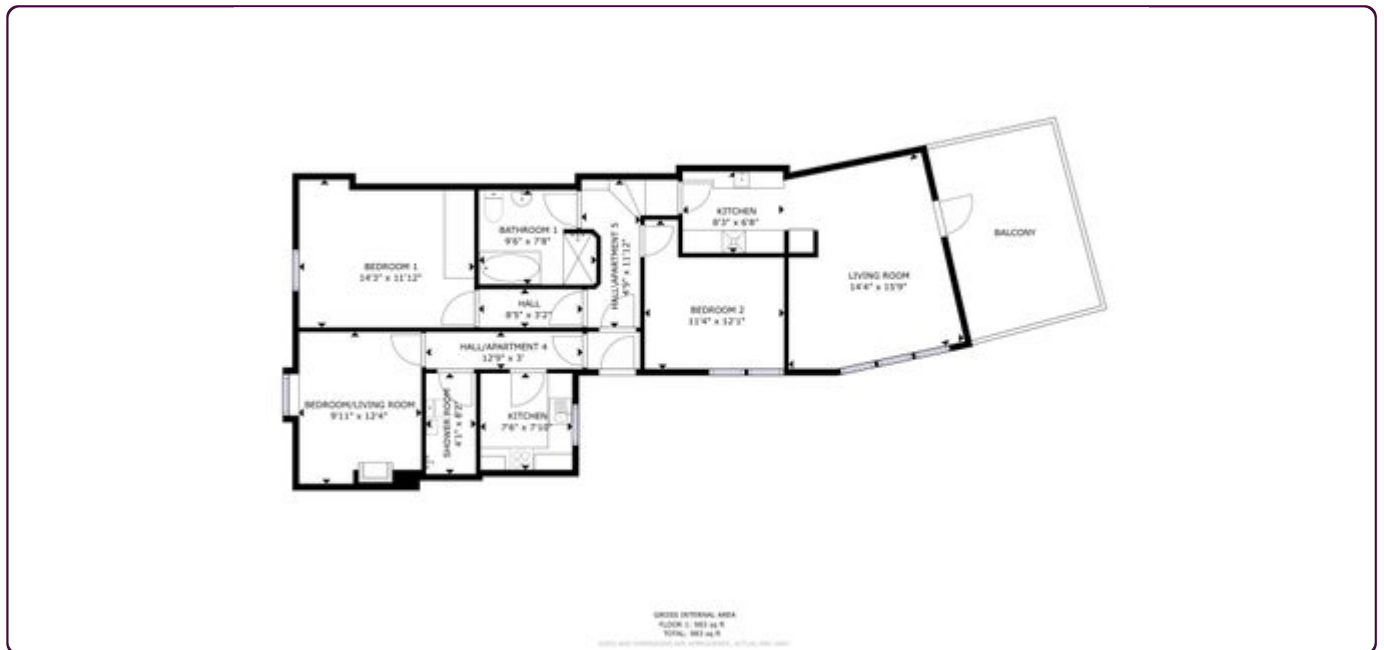
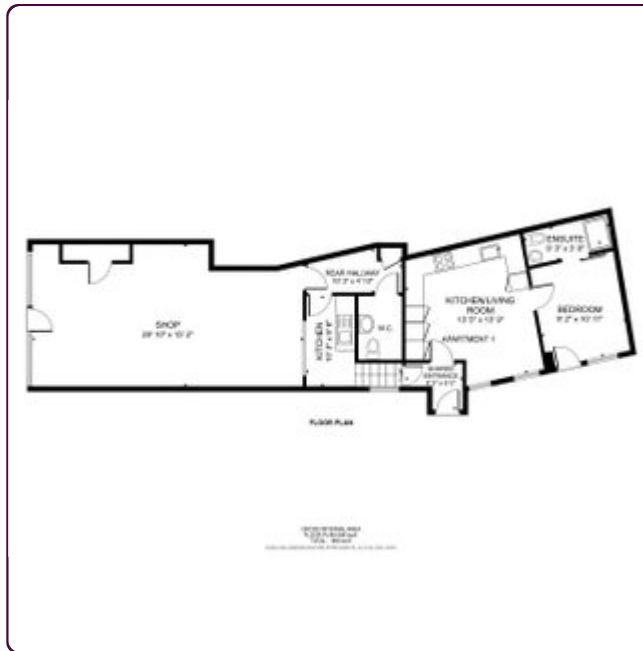
EXTERNAL DETAILS

Courtyard

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

ADDITIONAL INFORMATION

- 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 entrance halls, which as of April 2023, is approximately £420 pa.
- The service cost for the Fire Alarm system is approximately £600.00 pa.
- The service cost for the Sprinkler system is approximately £570.00 pa.
- 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 £2500 pa.



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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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