

williams estates



26 New Street, Mold, CH7 1NZ

£800



EPC - null

Council Tax Band -

Tenure -

SUMMARY

Located in the heart of Mold, this charming shop presents an excellent opportunity for entrepreneurs and business owners alike. The property boasts a prime location, ensuring high foot traffic and visibility, which are essential for any thriving retail venture.

The shop features a spacious interior that can be easily adapted to suit a variety of business needs. Large windows allow for ample natural light, creating an inviting atmosphere for customers and enhancing the overall shopping experience.

Mold is a vibrant town known for its rich history and community spirit, making it an ideal setting for your business. With a mix of independent shops, cafes, and local amenities nearby, this location is sure to attract a diverse clientele.

In addition to its strategic position, the property benefits from good transport links, making it easily accessible for both customers and suppliers. The surrounding area is well-served by public transport, and there is ample parking available nearby, further enhancing convenience for visitors.



Main floor space

34'1" x 19'3" (10.41 x 5.87)

A large open space with dual aspect windows ideal for window displays and two entrance doors.

Laminate flooring throughout, light fittings & electric power points.

Storage area

5.02" x 1.38 (1.52m.0.61m x 0.30m.11.58m)

Storage area with shelving, electric meter, fuse boxes and consumer unit





Floor Plan

Floor area 57.3 sq.m. (617 sq.ft.)

Total floor area: 57.3 sq.m. (617 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

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

Call us on
01745 299399
Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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