

FOR SALE/TO LET

AN UNUSUAL OPPORTUNITY TO PURCHASE A
SUBSTANTIAL MIXED COMMERCIAL,
RESIDENTIAL AND RETAIL FREEHOLD
PROPERTY IN A PROMINENT CORNER POSITION.

**SUITABLE FOR A VARIETY OF USES
(SUBJECT TO THE NECESSARY CONSENTS)**

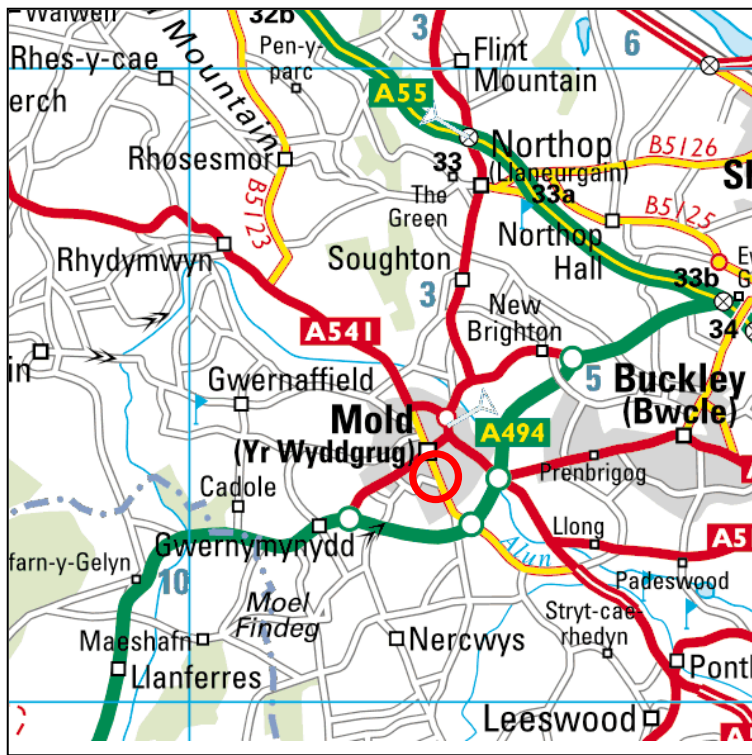


**94 Wrexham Street
Mold
CH7 1NG**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The subject property is located in a very prominent position on the corner of Wrexham Street and Alexandra Road in the market town of Mold within approximately 400 metres of the town centre. The surrounding area is put to a variety of uses but predominantly residential, with a school to the rear, with retail and other commercial uses prevailing along the length of Wrexham Street.

Description

The subject property comprises an imposing and substantial two storey property of brick elevations, incorporating modern UPVC double glazed window units, under a pitched slated roof. Internally the property is put to a variety of uses including retail, office, stores/workshops and residential at ground floor with predominantly residential at first floor level. An inner courtyard which has direct gated access from Alexandra Road provides secure off road car parking.

The property is suitable for continued mixed commercial and residential use or alternatively, and subject to the necessary consents, conversion/re-development for a variety of other uses including residential, retail, office, restaurant, leisure etc.

Accommodation / Areas

Ground Floor	3,451 sq ft	(329 sq m)
First Floor	3,326 sq ft	(309 sq m)
Total	6,777 sq ft	(638 sq m)

The above areas have been calculated on an approximate gross internal area basis.

Tenure

We are advised that the property is held freehold.

Terms

The property is available to purchase or to lease on terms to be agreed.

Purchase price - £375,000 (three hundred and seventy five thousand pounds) exclusive.

Rent - £25,000 (twenty five thousand pounds) per annum exclusive.

VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: jonty@boltonbirch.com

Subject to contract



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