

FOR SALE

**DETACHED FREEHOLD PROPERTY WITH
PLANNING CONSENT FOR RESTAURANT USE
WITH FIRST FLOOR APARTMENT BUT SUITABLE
FOR OTHER COMMERCIAL / RESIDENTIAL USES
(SUBJECT TO THE NECESSARY CONSENTS)**

2,984 sq.ft (277.2 sq.m)



**Premises located on Denbigh Road,
Nannerch, Mold,
Flintshire.**





Location

The subject property occupies an elevated position fronting Denbigh Road (the A541) approximately six miles north west of the market town of Mold in Flintshire, North Wales. The village of Nannerch is within half a mile and provides local facilities, while the town of Denbigh, which provides further facilities, is within approximately seven miles. The subject property occupies a pleasing rural position with pleasant views over open countryside and is within a designated Area of Outstanding Natural Beauty.

Description

The subject property is a recently constructed modern detached building which is of part single and part two storey configuration. The elevations are of rendered brick/block construction under a pitched and hipped tiled/slatted roof. The property benefits from double glazed timber windows and the ground floor is heated via an oil fired central heating system, while the first floor apartment is heated via a Calor Gas central heating system.

At ground floor level the property comprises a large open plan area which is accompanied by four sets of WCs, kitchen with a tiled floor and stainless steel sink units and a boiler room.

The first floor element of the property comprises a residential apartment providing two bedrooms, bathroom and open plan lounge/kitchen. The apartment benefits from its own private and dedicated ground floor entrance.

The property has recently been constructed but does require some cosmetic works and finishes such as carpeting, light fittings and decoration.

Use

The subject property has planning consent for restaurant use at ground floor level and residential use at first floor level although we are of the opinion the property is suitable for a variety of alternative commercial and residential uses (subject to the necessary consents).

Areas

The premises have been measured on a Gross Internal Area basis in accordance with the RICS Recommended Practice and we calculate that they extend to the following:

Ground Floor	2,106 sq ft	(195.6 sq.m)
First Floor	878 sq ft	(81.6 sq.m)
Total	2,984 sq ft	(277.2 sq.m)

Tenure

We are advised that the property is held freehold.

Price

£299,000 (*Two hundred and ninety nine thousand pounds*) exclusive.

VAT

All figures 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:

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