

DEVELOPMENT OPPORTUNITY APPROX 0.79 ACRES (3,192 M²)

WREXHAM STREET MOLD FLINTSHIRE

**CURRENTLY MOTOR TRADE USE
MAY SUIT :- RETAIL / TRADE, LEISURE, OFFICES, RESIDENTIAL
SUBJECT TO CONSENTS**

LOCATION AND DESCRIPTION

The site is located at the junction of Wrexham Street (B5444) with Brook Street and Conway Street, approximately 400m to the south of Mold Town Centre. It is level with a small workshop and forecourt and currently in motor trade use.

It is situation in an area of predominantly residential use with school to the rear and some secondary and tertiary commercial uses fronting Wrexham Street.

Mold is the County Town for Flintshire and has a population of 24,120 (1998 Census) including neighboring Buckley. Chester is located approximately 11 miles to the east and Wrexham a similar distance to the south east with access onto the A55 North Wales Expressway within approximately 4 miles.

TENURE

The site is freehold.

TERMS

Offers are invited for the freehold interest with vacant possession.

COSTS

Each party are to bear responsibility for their own fees.

Details Dated : 01 / 06 / 2007
Ref: SHB / AME / 3218

V.A.T

Any figures discussed will be exclusive of VAT which may be payable at the standard rate prevailing.

PLANNING

The site has potential for redevelopment for the following uses, subject to the necessary Planning Consents :-

Retail / Trade
Leisure
Offices
Residential.

All enquiries should be directed towards Kay Sheffield, Flintshire County Council Planning Office, Council Offices, Mold.
Tel: 01352 752121.

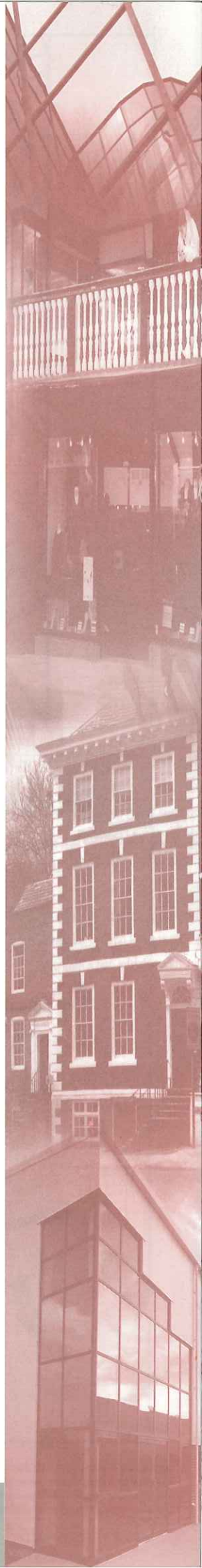
VIEWING

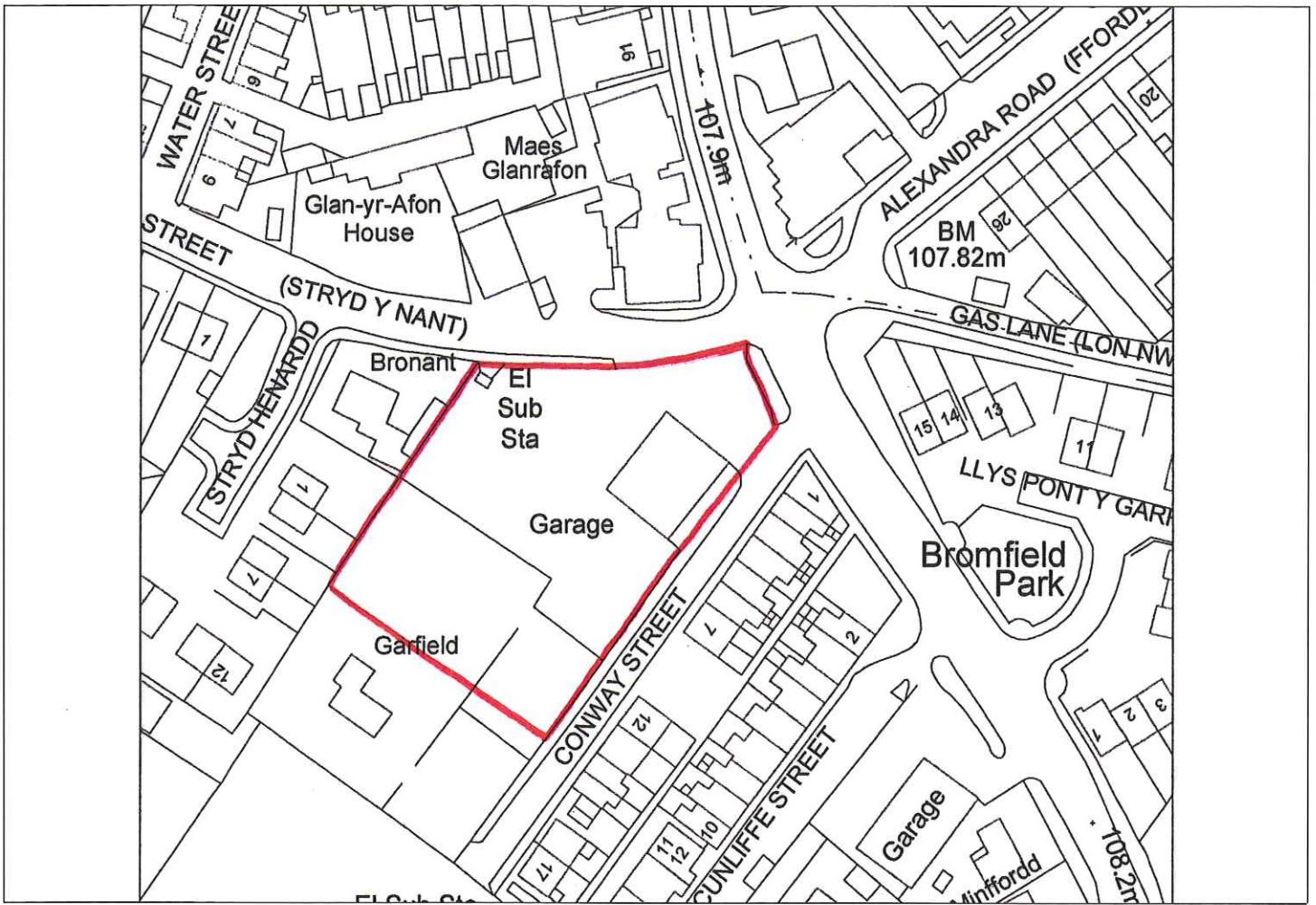
The property can be viewed from the road. Access to this site and or the buildings can be made available on request by contacting the sole retained agents Bolton Birch. Reference : Simon Bolton.

Tel: 01244 311681
Fax: 01244 344090
Email: simon@boltonbirch.com

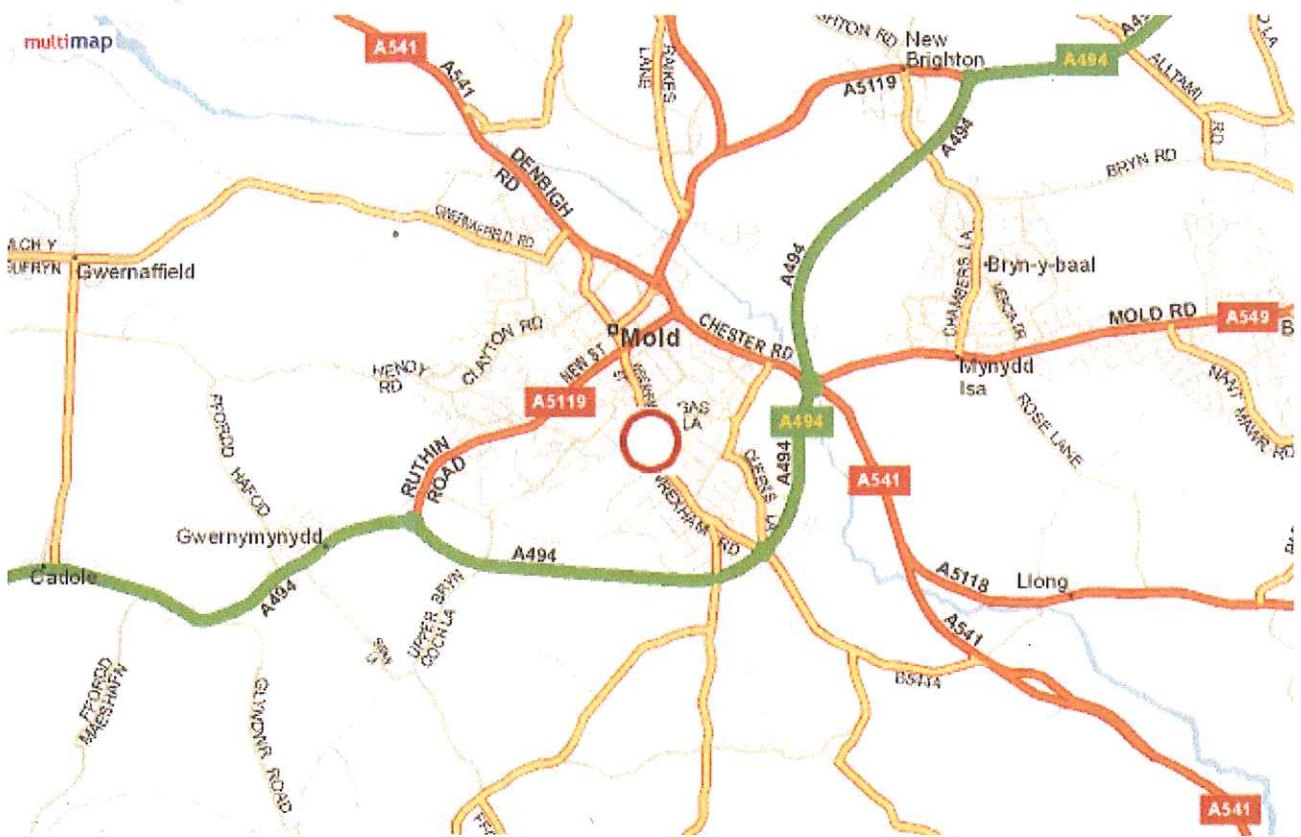
SUBJECT TO CONTRACT

Tel
01244 311681





United Kingdom / Wales / Flintshire / Mold



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