



Tenure

Freehold.

Location

Mold is a popular and attractive North West town situated some 10 miles west of Chester and 8 miles north of Wrexham. The town benefits from good road communications via the nearby A55 (North Wales Expressway), which provides quick access to the M53 and M56 motorways.

The property is situated on the south side of The Cross, at its junction with Chester Street and opposite High Street.

Occupiers close by include Lloyds Bank, Greggs, Specsavers, Timpson, Costa Coffee, Superdrug and Holland & Barrett, amongst a variety of others.

Description

The property, which is situated in a Conservation Area, is arranged on ground and two upper floors to provide a ground floor estate agents with ancillary accommodation on the upper floors.

The property provides the following accommodation and dimensions:

Ground Floor	100.92 sq m	(1,086 sq ft)
First Floor	45.20 sq m	(486 sq ft)
Second Floor	21.60 sq m	(233 sq ft)
Total	167.72 sq m	(1,805 sq ft)

Tenancy

The entire property is at present let to COUNTRYWIDE ESTATE AGENTS (t/a Beresford Adams) for a term of 10 years from 4th May 2012 at a current rent of £18,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants, subject to a Schedule of Condition. Beresford Adams have been in occupation for over 30 years.

Tenant Information

Countrywide is the UK's largest property services group with over 1,200 locations across more than 50 brands (www.countrywide.co.uk). Beresford Adams have been established for over 120 years serving the North West region.

For the year ended 31st December 2016, Countrywide Estate Agents reported a turnover of £425.63m, a pre-tax profit of £5.16m, shareholders' funds of £145.96m and a negative net worth of £53m. (Source: Experian 20.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Mold
1A The Cross
Chester Street
Clwyd
CH7 1EG

- **Freehold Estate Agents Investment**
 - Prominent town centre location
 - Let to Countrywide Estate Agents (t/a Beresford Adams) until 2022
 - Occupiers close by include Lloyds Bank, Greggs and Specsavers
 - No VAT applicable
 - Current Rent Reserved
- £18,000 pa**

