

19,500 sq.ft
TOTAL DEVELOPMENT



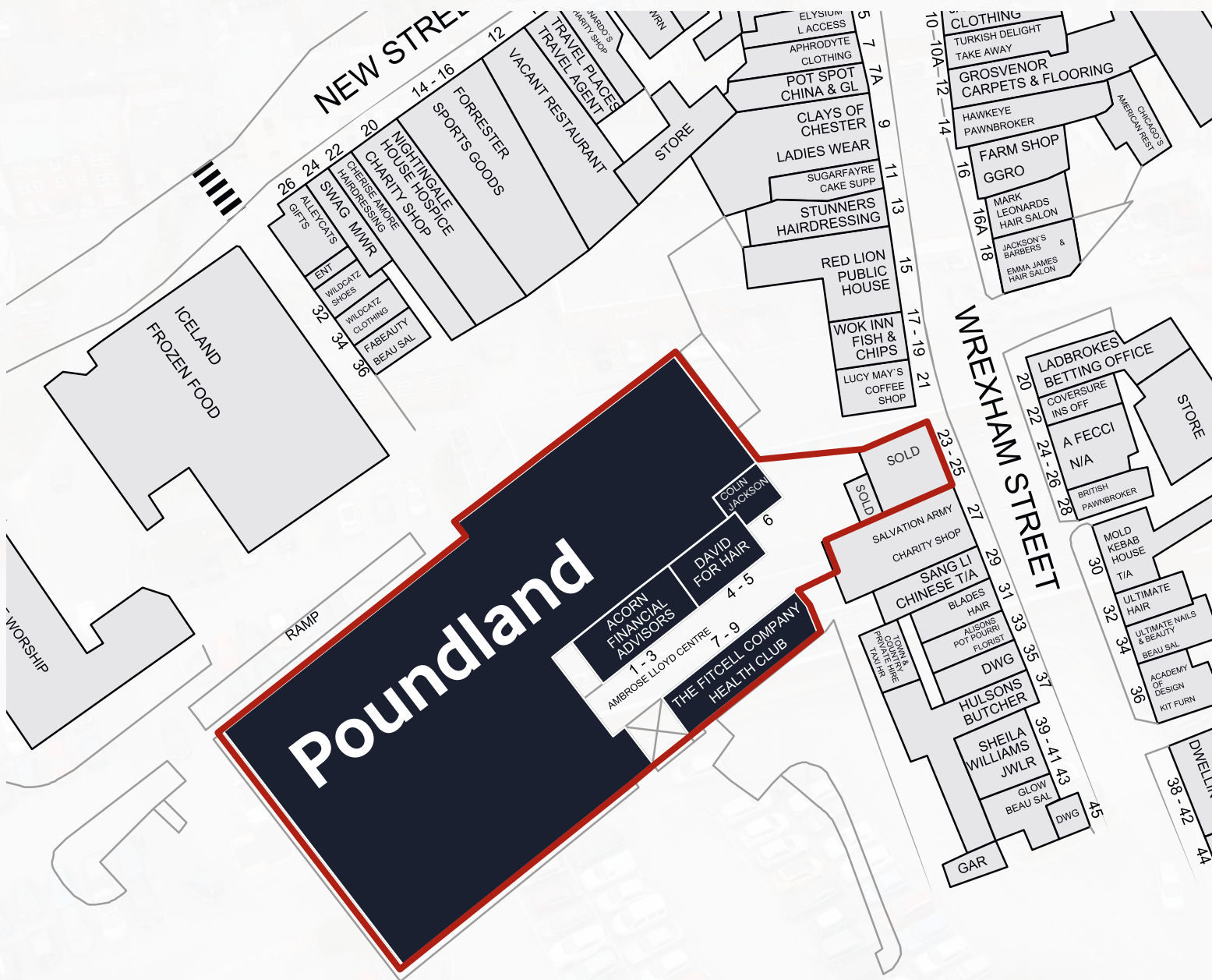
AMBROSE LLOYD CENTRE

///streamers.filled.clean

Wrexham St, Mold,
Clwyd, CH7 1NP

Local Occupiers Include

Poundland



19,500 sq.ft

Total development



6

Retail units on site



streamers.filled.clean

What Three Words



c.450

Parking Spaces

DESCRIPTION

Mold is a busy market town situated in North East Wales. The new shops are located in an excellent position forming part of the old Co-Op and situated adjacent to Iceland and the largest car park in Mold (cira 450 spaces). The town Medical Centre also fronts on the car park.

- Large service yard
- Prominent location
- Situated in a popular market town
- Large local authority car park adjacent to the unit

POSSIBLE USES

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

LOCATION

The property is situated on the Northern side of Glanrafon Road between the junctions of New Street and Wrexham Street. Mold is the county town of Flintshire and is home to Flintshire County Council. Located approximately 6 miles south of Flint, 10 miles west of Chester, 12 miles north west of Wrexham, and 49 miles south west of Manchester; the A55 North Wales Expressway linking North Wales to the north west of England is located 3 miles to the north of the town.



LCP.

part of M^{Core}



Kristien Neve

07778 140729

01384 400123

KNeve@lcpproperties.co.uk

Mason Partners

0151 227 1008
MASONPARTNERS.COM

Gareth Preston

0151 225 0334

garethpreston@masonpartners.com

BA Commercial
WILD
incorporating COMMERCIAL PROPERTY

01244 351212
bacommercial.com

Dan Wild

07701 049826

dan.wild@bacommercial.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 166 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profits, revenue or goodwill arising from our use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing to signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org.uk/uploaded-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcp.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.