

# williams estates



**Unit 25 Mold Business Park Wrexham  
Road, Mold, Flintshire, CH7 1XP**

**£200,000**

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**EPC - D62 Council Tax Band - Exempt Tenure - Freehold**

# Wrexham Road, Mold

## 0 Bedrooms - Office

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

Located within the well-established Mold Business Park immediately off the B5444 Wrexham Road to the south of Mold town centre is this Semi-detached high specification office building providing 1,619 sq ft

(150.5 sq m) of office space having a mixture of open plan and private offices and meeting rooms.

There is a well presented ground floor entrance hall with two w.c's and a kitchenette. The offices are of a high specification with fire alarm, telephone points and data cabling.

### Location

The property is located on the established Mold Business Park.

Mold is located in North East Wales, approximately 13 miles of Chester and has good road networks via the A55 North Wales expressway.

### Property Description

Modern two storey semi-detached office building constructed of brick and clad elevations beneath a pitched roof.

The property offers bright and spacious office accommodation with modern amenities and services.

Accommodation briefly comprises of:

Spacious and welcoming open hallway with doors off to ;

WC facilities, kitchen area and three separate offices on the ground floor with stairs raising to the first floor with again three further separate offices.

The property also includes car parking spaces.

### Business Rates

Office 1: £1650 - Business rates - £882.75

Office 2: £950 - Business rates - £508.25

Office 3: £1775 - Business rates - £949.63

Office 4: £1250 - Business rates - £337.12

Office 5: £2175 - Business rates - £1163.63

Office 6: £4750 - Business rates - £2541.25

Rateable value £17,750 - Business rates - £8626.50

### Directions

Heading from our office on Chester Road take a left at the traffic lights onto Wrexham Road B554 where you will find a right hand turn just before the Bromfield roundabout which takes you directly onto the business park.

### Modern Method of Auction

There is general parking available within the

business Park and direct dedicated parking to the front of the unit.

Tenure- Freehold. EPC-C-62

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

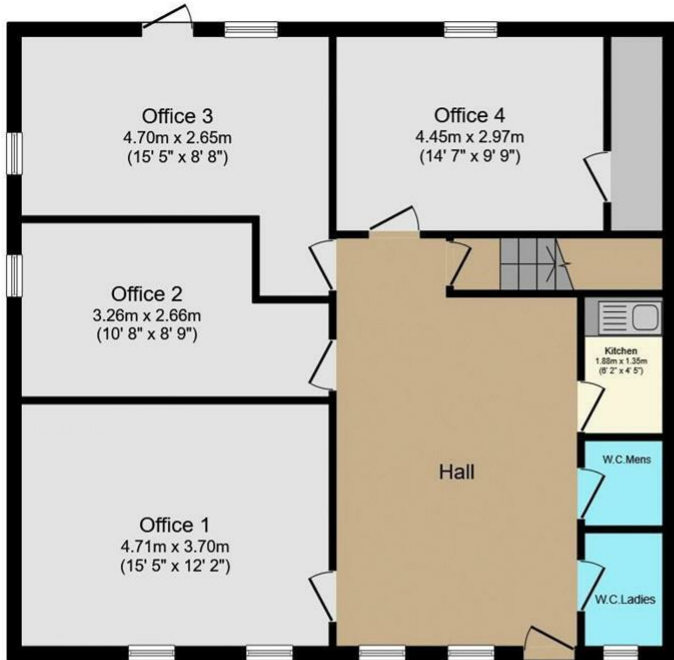
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

VAT is payable by the Buyer upon completion to their solicitor. This is to be paid in addition to the purchase price.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

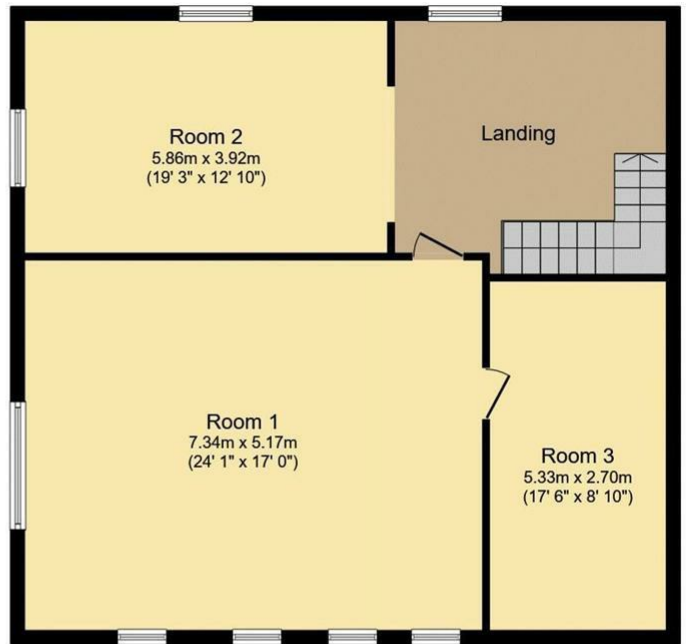






### Ground Floor

Floor area 91.0 sq.m. (979 sq.ft.) approx



### First Floor

Floor area 91.0 sq.m. (979 sq.ft.) approx

Total floor area 182.0 sq.m. (1,959 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.