

Ambrose Lloyd Centre

Wrexham St, Mold, Clwyd, CH7 1NP



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



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incorporating **WILD** COMMERCIAL PROPERTY
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Description

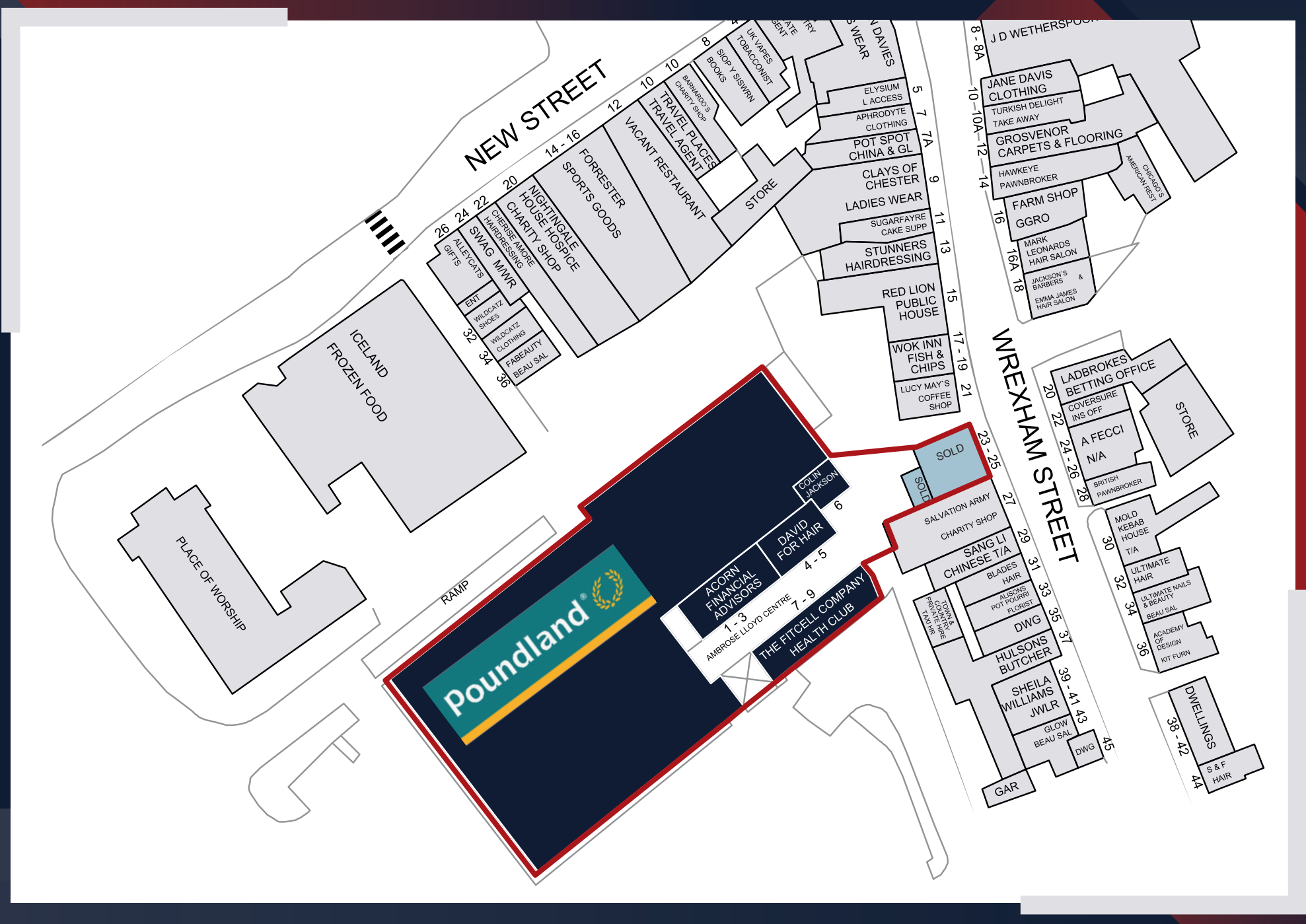
Mold is a busy market town situated in North East Wales. The new shops are located in an excellent position forming part of the old Co-Op and situated adjacent to Iceland and the largest car park in Mold (circa 450 spaces). The town Medical Centre also fronts onto the car park.



Current
Total Units
14

Ample
car park
(circa 450
spaces)





NEW STREET

WREXHAM STREET

RAMP

Poundland

ACORN FINANCIAL ADVISORS
1 - 3

AMBROSE LLOYD CENTRE
7 - 9

THE FITCELL COMPANY
HEALTH CLUB

DAVID FOR HAIR
4 - 5

COIN JACKSON
6

ICELAND FROZEN FOOD

PLACE OF WORSHIP

WILDCATZ SHOES
WILDCATZ CLOTHING
FABEAUTY BEAU SAL
32 - 36

ALLEYCATS GIFTS
26 - 28

SWAG MWWR
24 - 26

CHERRIE MORE HAIRDRESSING
20 - 22

NIGHTINGALE HOUSE HOSPICE CHARITY SHOP
14 - 16

FORRESTER SPORTS GOODS
12

VACANT RESTAURANT
10

TRAVEL PLACES TRAVEL AGENT
8

BARWOOD'S CHARITY SHOP
6

BOOKS
4

UK TAPES TOBACCONIST
2

ELYSIUM L ACCESS
APHRODYTE CLOTHING
POT SPOT CHINA & GL
5 - 7

CLAYS OF CHESTER
LADIES WEAR
SUGARFAYRE CAKE SUPP
9 - 11

STUNNERS HAIRDRESSING
13

RED LION PUBLIC HOUSE
15

WOK INN FISH & CHIPS
LUCY MAY'S COFFEE SHOP
17 - 19

JANE DAVIS CLOTHING
TURKISH DELIGHT TAKE AWAY
GROSVENOR CARPETS & FLOORING
HAWKEYE PAWNBROKER
10 - 12

FARM SHOP
GGRO
MARK LEONARDS HAIR SALON
16 - 18

JACKSON'S BARBERS & EMMA JAMES HAIR SALON
18

LADBROKES BETTING OFFICE
COVERSURE INS OFF
20 - 22

A FECCI N/A
22 - 24

BRITISH PAWNBROKER
24 - 26

MOLD KEBAB HOUSE
T/A
30

ULTIMATE HAIR
ULTIMATE NAILS & BEAUTY BEAU SAL
32 - 34

ACADEMY OF DESIGN KIT FURN
36

DWELLINGS
S & F HAIR
38 - 42

GAR
39 - 41

SHEILA WILLIAMS JWLR
GLOW BEAU SAL
43

HULSONS BUTCHER
DWG
45

BLADES HAIR
AUSONS POT POURRI FLORIST
29 - 31

SANG LI CHINESE T/A
29

SALVATION ARMY CHARITY SHOP
21

SOLD
23 - 25

STORE
20

CHICAGO'S AMERICAN REST
10 - 10A - 12 - 14

J D WETHERSPOON
8 - 8A

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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.



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.

Services

All mains services are available.

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.

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.

Viewing
Strictly via prior appointment with the appointed agents:

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