FOR SALE - A RARE OPPORTUNITY TO ACQUIRE A PROMINENT RETAIL INVESTMENT IN THE CENTRE OF THE ESTABLISHED MARKET TOWN OF MOLD OFFERS IN EXCESS OF £330,000 (EXCLUSIVE)

30 High Street & 1-3 Earl Road, Mold, Flintshire CH7 1AX
(Net initial yield of 8% after costs)
INVESTMENT SUMMARY

1. The properties are located in the centre of the established market town of Mold, fronting onto High Street and Earl Road.

2. The properties are let on informal lease agreements currently producing an annual income of £27,300 per annum.

3. The premises comprise five fully tenanted, lock-up shop premises located at the junction of High Street and Earl Road.

4. The properties offer further significant asset management opportunities in the future including potential conversion.

5. Current rental income of £27,300 per annum.

DESCRIPTION

The properties comprises 5 lock-up shop units forming part of a part two and part single storey property with shop fronts onto High Street and Earl Road. The premises are of traditional brick construction under a part slate and part flat roof.
SITUATION
The premises are situated at the junction of High Street and Earl Road in the centre of Mold. High Street and Earl Road form part of the main retail streets in the town centre.

The surrounding occupiers are in retail use, including Mococo Jewellery and Anderson Blinds, with one of the town's main car parks being within close proximity.

Mold is a sought-after, established market and tourist town, located in the county of Flintshire. The town had a population of 10,058 at the 2011 census. The town is located approximately 13 miles from the city of Chester and approximately 12 miles from Wrexham.
### ACCOMMODATION
(All measurements are approximate)

<table>
<thead>
<tr>
<th>Address</th>
<th>Ground Floor</th>
<th>First Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>30 High Street</strong></td>
<td>Retail Area</td>
<td>25.40 sq m (273 sq ft)</td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stores 1</td>
<td>13.38 sq m (144 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Stores 2</td>
<td>16.04 sq m (173 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Toilet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Office</td>
<td>7.31 sq m (79 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Basement</td>
<td>19.53 sq m (210 sq ft)</td>
</tr>
<tr>
<td><strong>1 Earl Road</strong></td>
<td>Retail Area</td>
<td>24.85 sq m (267 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Toilet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stores</td>
<td>1.87 sq m (20 sq ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Ground Floor</th>
<th>First Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1A Earl Road</strong></td>
<td>Retail Area</td>
<td>25.28 sq m (272 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Stores</td>
<td>14.05 sq m (151 sq ft)</td>
</tr>
<tr>
<td><strong>2 Earl Road</strong></td>
<td>Retail Area</td>
<td>17.71 sq m (190 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Stores</td>
<td>12.37 sq m (133 sq ft)</td>
</tr>
<tr>
<td><strong>3 Earl Road</strong></td>
<td>Retail Area</td>
<td>13.91 sq m (149 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Lobby</td>
<td>1.36 sq m (15 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Toilet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Staffroom</td>
<td>7.33 sq m (79 sq ft)</td>
</tr>
<tr>
<td></td>
<td>Stores</td>
<td>6.69 sq m (72 sq ft)</td>
</tr>
</tbody>
</table>
30 High Street & 1-3 Earl Road, Mold, Flintshire CH7 1AX

TENANCIES

<table>
<thead>
<tr>
<th>Property</th>
<th>Tenant</th>
<th>Rent (per annum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 High Street and 3 Earl Road</td>
<td>Seasonal Reflections Limited</td>
<td>£11,004</td>
</tr>
<tr>
<td>1 Earl Road</td>
<td>Good Health Emporium</td>
<td>£4,596</td>
</tr>
<tr>
<td>1A Earl Road</td>
<td>Amanda's Fabrics</td>
<td>£6,000</td>
</tr>
<tr>
<td>2 Earl Road</td>
<td>Yarn O’Clock</td>
<td>£5,700</td>
</tr>
<tr>
<td>Total Rent</td>
<td></td>
<td>£27,300</td>
</tr>
</tbody>
</table>

TENURE

The premises are offered for sale freehold, subject to the existing occupational tenancies under Property Title Numbers CYM744306.

The properties are being sold subject to the following occupational leases. All leases are on informal lease agreements. Further details from the selling agents upon request.

SERVICES

(not tested at the time of our inspection.)

We understand that mains water, electricity and drainage are connected to the properties.

PLANNING

The properties are understood not to be Listed.

The commercial section of the property is understood to benefit from planning consent for A1 (Retail Use) under The Town and Country Use Classes Order 1987.

The premises would lend themselves to a variety of uses in the future, subject to statutory consents.

INTELLECTUAL INFORMATION

An information pack is available upon request from the selling agent.

LEGAL COSTS

Each party is to be responsible for the landlord's legal costs in respect of this transaction.

PRICE

Offers in excess of £330,000 (Three Hundred & Thirty Thousand Pounds), which reflect a Net Initial Yield of 8% (after costs).
EPC
To order.

VAT
We understand that the properties are not currently elected for VAT.

LOCAL AUTHORITY
Powys County Hall, Spa Road East, Llandrindod Wells, Powys LD1 5LG
Telephone: 01597 826000

FINANCIAL ACT 1989
Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction. The property is understood not to be elected for VAT.

RATEABLE VALUE
We have made non-verbal enquiries to the local charging authority and we have been advised as follows:

1 Earl Road
Rateable Value £5,200
Rates Payable £2,423.20

1A Earl Road
Rateable Value £6,600
Rates Payable £3,075.60

2 Earl Road
Rateable Value £5,700
Rates Payable £2,656.20

3 Earl Road
Rateable Value £6,400
Rates Payable £2,982.40

30 High St
Rateable Value £7,400
Rates Payable £3,448.40

Small business rates relief is likely to apply. Prospective purchasers should make their own enquiries to the Local Authority.
FOR SALE - PROMINENT RETAIL INVESTMENT IN MOLD

30 High Street & 1-3 Earl Road, Mold, Flintshire CH7 1AX

For further information or to arrange a viewing of the property, please contact:

James Evans
E: james.evans@hallsgb.com
M: 07792 222028

Huw Bevan
E: huwb@hallsgb.com
M: 07795 486267

01743 450 700

IMPORTANT NOTICE: Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that:

i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. ii) Neither Halls nor any of their employees has any authority to make or give any representation whatsoever in relation to the property. iii) The images show only certain parts and aspects of the property at the time they were taken/created. Any area, measurements or distances given are approximate only. Any plans are for identification purposes only. iv) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.