



FOR SALE

FORMER SAVOY RESTAURANT FUNCTION ROOM / POTENTIAL DEVELOPMENT SITE, NOS. 1-7 PRINCES ROW, OFF CHESTER STREET MOLD FLINTSHIRE CH7 1EG

- Formerly highly popular and successful restaurant and function suite of 120 covers being part of the Savoy Restaurant being separately marketed at 8 Chester Street.
- Prior to the hospitality use, this site was 7 cottages with rear yards. Potential for original residential or alternative uses subject to obtaining the necessary planning and statutory permissions.
- Grade II listed
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

The County town of Mold (resident population 10,000) is an historic and attractive centre and this hospitality or redevelopment opportunity is situated in a central position just off Chester Street and only approx. 30 yards from the prime retailing area en route to the Tesco Supermarket, B & M and Home Bargains.

BUSINESS/DEVELOPMENT OPPORTUNITY AND PLANNING

The opportunity presented is to continue the hospitality use or to consider redevelopment for alternative uses subject to obtaining the necessary planning and statutory permissions.

It is understood that the property is Grade II Listed.

DESCRIPTION

A building which has been altered by the current owners to create the accommodation as found, but which was originally seven workers' cottages, Grade II Listed with its history as a Mid-19th Century late Georgian terraced row at a well preserved court of industrial workers' housing.

The ground floor space now includes what was the rear yards and for specifically interested parties, sketch floor plans can be provided showing how the original cottages were formed upon the site, together with the rear yard. Please enquire further to the agents. In our opinion, the building is in reasonable order (albeit interested parties should obtain their own professional advice on this subject) with the roof having been renewed roughly 15 years ago and the windows having also been renewed in about 1985. The accommodation now comprises:

Ground Floor

Overall dimensions of approximately 11.12m x 24.95m to comprise:

Commercial kitchen area, bar servery with rear ground floor cellar, stock rooms, ladies and gents w.c.'s, main customer seating areas including a dance area to provide approximately 120 covers.

Gross internal floor area approximately 277.44 m.sq/2,986 sq.ft

First Floor

Accessed externally with a single staircase and this now comprises unused space largely divided as it was originally but to include some w.c. space and with overall dimensions of average 6.44m x 25.18m.

Gross internal floor area approximately 162.16 m.sq/1745 sq.ft

TERMS OF OFFER

Interested parties in the freehold should contact the agents Celt Rowlands & Co for a guide price, subject to contract. Consideration may also be given to letting space.

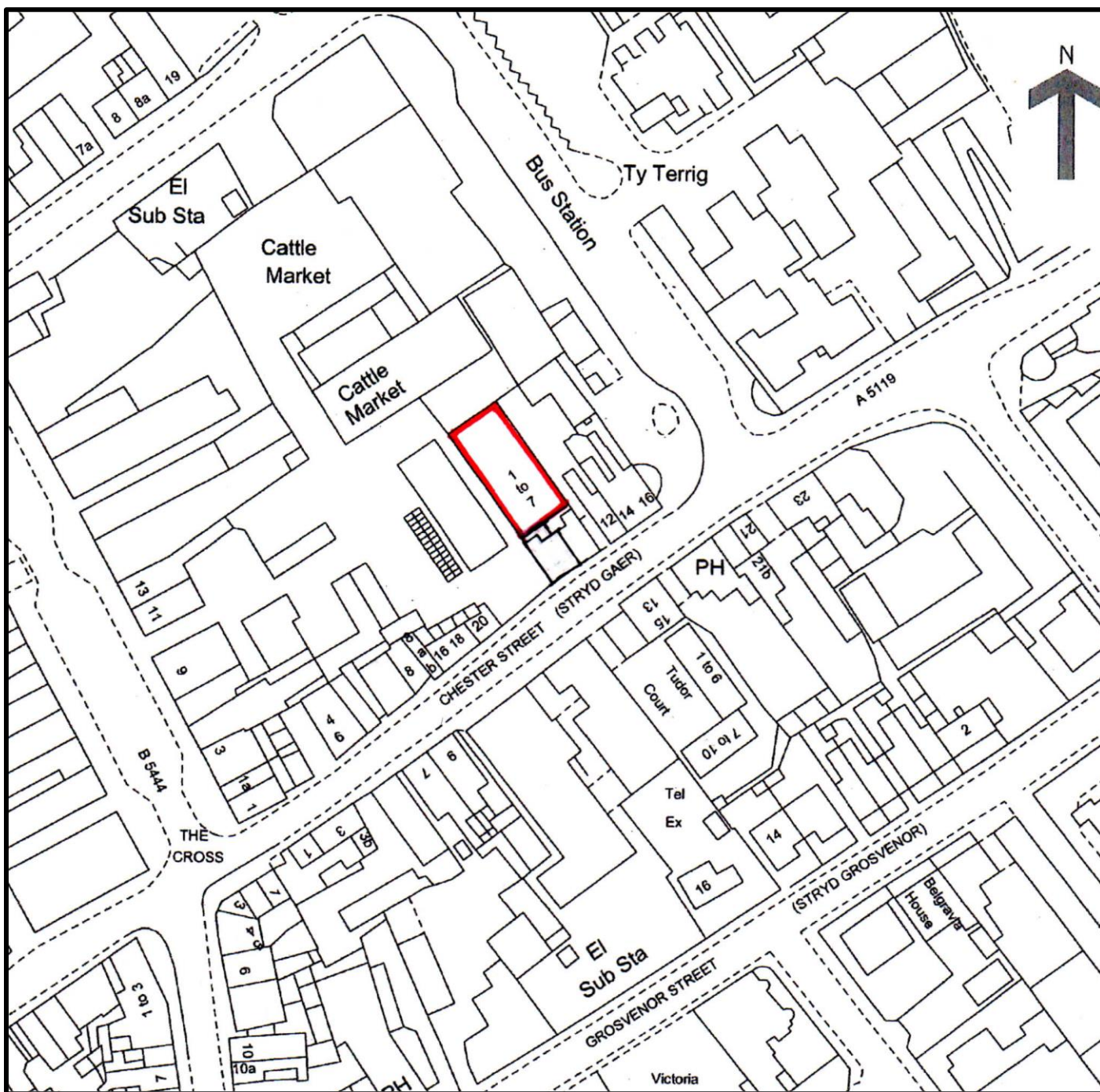
VAT - We have been advised that the property is not elected for VAT.

BUSINESS RATES - The property will need to be reassessed for rating purposes. But the selling agents may be able to give a guide. Interested parties can only rely on their own judgement, which could be supplemented by their own appointed professional auditor as to the likely future rateable value.

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EPC RATING - An EPC has been commissioned and will be available shortly.

VIEWING - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com



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