



## FOR SALE PART VACANT POSSESSION AND PART LET FORMER SAVOY RESTAURANT, 8 CHESTER STREET MOLD. CH7 1EG

- Centrally situated building on main thoroughfare between prime retailing area, bus station and Tesco supermarket.
- Vacant former restaurant with ground floor of approx. 688 sq.ft. and upper floor with individual residential letting producing gross rent of £14,400 p.a.
- Rear former function room, originally 7 cottages, now also a development opportunity, is also being offered for sale separately by Celt Rowlands & Co.
- 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

Mold is the County town of Flintshire, being the base for the local authority offices, Theatre Clwyd and with a population (2011) of just over 10,000. The town centre is well developed with a good range of retail businesses, including Boots Chemist, W H Smith, Holland and Barrett, Specsavers, Peacocks and with a range of High Street Banks. The subject premises is situated in a prominent position on Chester Street perhaps only 30 metres from the main 'hub' of the town at the crossroads of Chester Street/New Street and High Street. Chester Street is en route to the livestock market, bus station, Tesco, B & M, Home Bargains, The Food Warehouse and nearby McDonalds.

## DESCRIPTION

### Ground Floor – Shop / Restaurant

Front internal width 5.5m / 18'1"

Built depth 10.7 m / 35'2"

**Retail/Restaurant** seating area, nominally divided in two with partition wall 47.57 sq.m. / 512 sq.ft.

**Kitchen Area and Separate Stockroom**, potential retailing, including area to install w.c.

16.37 sq.m. / 176 sq.ft.

**Total Net Internal Commercial Area Approximately**

**63.94 sq.m. / 688 sq.ft.**

**Cellar** – Providing basic storage of approximately

18.0 m.sq. / 194 sq.ft.

**Entrance Foyer** with staircase to upper floors.



### First Floor

Comprising various rooms not measured to include:-

**Communal Kitchen/Dining Room** with access to rear flat roof, bathroom, w.c. and wash basin, separate w.c. with wash basin, two letting rooms.

### Second Floor

**Four Letting Rooms**, one having an access to rear flat roof.

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**Please note** – The rear, two storey function suite, 7 cottages, is being offered separately by Celt Rowlands & Co. as a redevelopment opportunity, subject to permissions.

## LETTING INCOME

We understand that currently on the upper floors there are three residents, each paying £400 pcm for a room, which totals to £14,400 pa gross income. The landlord is responsible for payment of Council Tax, utility costs, insurance and all other costs relating to the building.

## TERMS OF OFFER

Interested parties in the freehold should contact the agents Celt Rowlands & Co for a guide price, subject to contract.

## VAT

The agents are 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.

## EPC RATING

An EPV has been commissioned and will be available shortly.

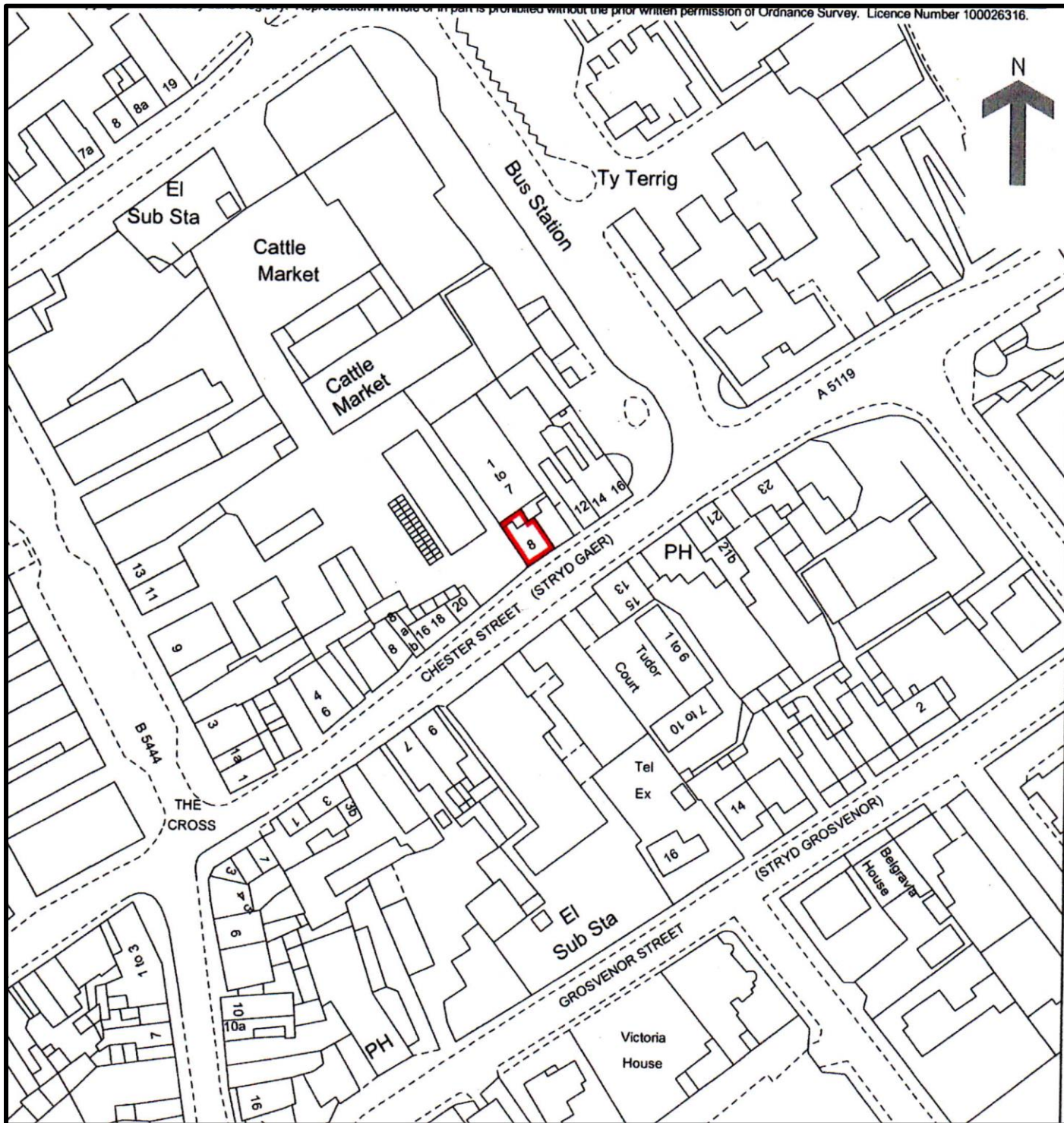
## VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)



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