



FOR SALE

Mynydd Awel, Mold Business Park, Maes Gwern, Mold, CH7 1XN

Detached office with redevelopment potential
3 acre site with 8,900 sq ft (826.83 sq m) office

LegatOwen
CHARTERED SURVEYORS

Description

The property was constructed by West Coast Energy in 2009 as an exemplar “Eco Building” incorporating a range of green features and achieving a BREEAM “Excellent” Rating and and benefits from:

- Timber frame construction
- High levels of natural light
- Predominantly open plan
- Meeting rooms
- Training rooms
- IT room
- Fitted kitchen
- Reception
- Full IT cabling throughout
- Large carp park to the front
- Storage to the rear

It should be noted that areas of the roof are in disrepair and the building is currently not safe to occupy. It is estimated to cost £450,000 to rectify. Reports are available.

Redevelopment

Subject to the receipt of the necessary consents, the site is considered suitable for a variety of purposes. A large residential estate has been built opposite and there are a number of industrial units in the area.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of circa 8,900 sq ft on a site of approximately 3 acres.

Tenure

The property is available freehold.

Price

The freehold interest is offered for sale at £600,000.
Title number CYM42440. Strong preference for unconditional offers.





Business Rates

The rateable value as of May 2023 is £1.

Prior to this, the rateable value was £60,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/6956670000>

Uses

Subject to roof repairs, we are of the view that the property could provide a high quality office ideal for a range of business.

There has been substantial residential development immediately opposite the site and redevelopment for residential may be possible. Interested parties are to make their own enquiries with the planning department of Flintshire County Council.

The building is offered on an "as seen" basis.

Energy Performance Certificate

The property has an EPC rating of A.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

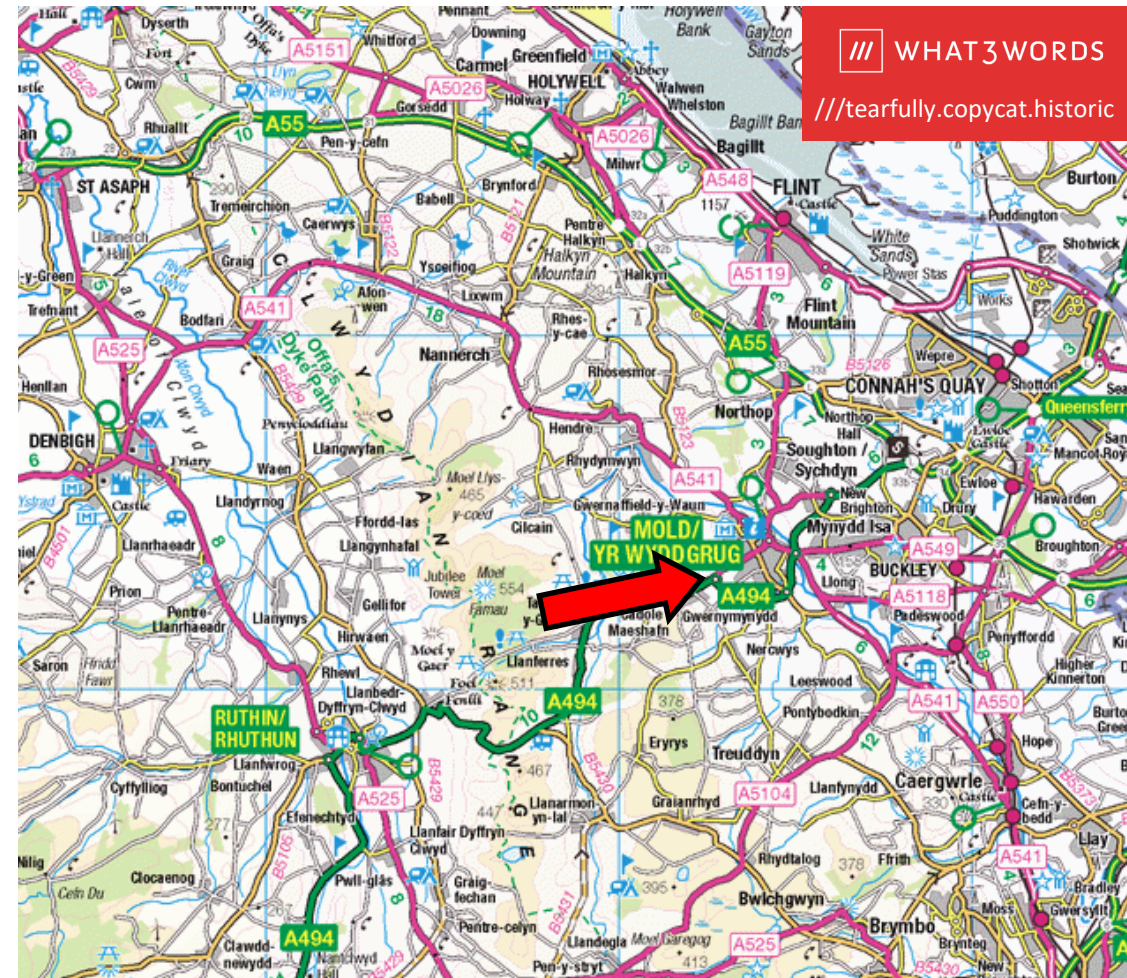
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Location

The property is situated adjacent to the A494 Mold Bypass and benefits from excellent access to the National Motorway Network via the M53/M56 motorways. Chester is located approximately 12 miles to the east and Wrexham is situated 12 miles to the south.



Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
DATE PREPARED: **September 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



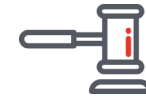
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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