



8 & 8A King Street
Mold
CH7 1LA

Guide Price: £375,000

8 & 8A KING STREET, MOLD, CH7 1LA

LOCATION

The property occupies a prominent location on King Street with a number of national and local operators close by including Pound Stretcher, Nationwide, TJ Jones (Formerly W H Smith), Boots, Costa, Superdrug, Holland & Barrett. A short stay car park is within a short walking distance.

Mold is a town in the North Wales county of Flintshire situated on the River Alyn. It is the administrative centre of Flintshire County Council and at the last census had a population of 10,058.

To the wider borough, Flintshire has a population of 155,593 (2017 Census) within its approximate 445 sq kilometre.

Mold is situated some eleven miles due west of Chester and six miles southwest of Deeside Industrial Park. Wrexham lies approximately seven and a half miles to the southeast.

The town is easily accessible by road, with the A483 connecting to the A55, the main North Wales coastal road, which links Holyhead, Anglesey with the M56 in Northwest England. This in turn provides access on to the national motorway network via the M6.

Both Liverpool and Manchester Airport are within one hour's drive. The Mold by-pass (A494) connects immediately on to the A55 North Wales Expressway and subsequently the M56, M53 the main motorway network that adjoins the M6.

What3Words: ///inform.lessening.aimed

DESCRIPTION

The property comprises of a double frontage commercial building arranged over three floors within a prominent but secondary trading location just off Mold town centre.

ACCOMMODATION

Floor Area	Sq.m.	Sq.ft.
Ground Floor (café)	58.64	631
Ground Floor (shop)	55.7	600
First Floor (offices)	78.84	848
Second Floor (offices)	78.95	850
Total Floor Area	272.13	2,929

SERVICES

We understand mains water, electricity, gas and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating -

Awaiting EPC

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BUSINESS RATES

According to the gov.uk website, the property's listing from 1st April 2026 is as follows:

8 King Street, Mold:

Description: Café & Premises

Rateable Value: £9,300

8A King Street, Mold

Description: shop & Premises

Rateable Value: £10,500

First Floor 8 & 8A King Street, Mold:

Description: Offices

Rateable Value: £7,300

LOCAL AUTHORITY

Flintshire County Council, Tŷ Dewi Sant, St. Davids Park, Ewloe, CH5 3FF. Tel: 01352 702030

PLANNING

We understand the following use classes are permitted under the Town & Country Planning Act:

8 King Street, Mold – A1 Retail

8A King Street, Mold – A3

First & Second Floors – B1 Offices

TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

TENANCIES

8 King Street, Mold

Occupied under a Lease which we is for a Term of 3 years wef 24th February 2025 at an annual rent of £12,500 per annum.

8A King Street, Mold

Occupied under a Lease which we understand is for a term of 3 years with effect from 07th May 2025 at a rent of £12,500

First & Second Floors – vacant.

GUIDE PRICE

£375,000

VAT

We understand the property is not elected for VAT.

METHOD OF SALE

Private treaty.

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VIEWINGS

Strictly by appointment with the Sole Selling Agents, Forge Property Consultants, 41 King Street, Wrexham, LL11 1HR. Tel: 01978 799059.

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to purchase. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 15/05/2026

Updated: 06/08/2026

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SITE AND LOCATION PLANS



Agent's Note

Forge Property Consultants (FPC) and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property

Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

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