



28 Daniel Owen

Mold, CH7 1AP

O.I.R.O £34,950



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## Main Shop Floor

27'0" x 14'4" (8.23 x 4.38)

Excellent floor space with ample room for display fridges/units and preparation area. A door at the rear leads to an additional storage area with shelving, stairs leading to the upper floor and fire exit.

## First Floor

17'9" x 14'4" (5.40 x 4.37)

Formally used as a prep kitchen now used as storage, this area has power and water supply and is a great additional space. The toilet facilities are located on the first floor along with a separate washroom and an office.

## Office

14'4" x 8'7" (4.37 x 2.62)

## Included In Sale

A wide range of equipment is to be left including:

- Shelving Units
- Chest Freezers
- Scales
- Chopping Boards and Utensils
- Counters
- Till
- Dairy and Drinks Fridges
- Meat Slicer
- Salad Bar
- Display Fridges
- Dishwasher
- Small Coffee Machine
- Table Furniture

## To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF

STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## Opening Hours

Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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