



St Giles Way, Wrexham Town Centre, Wrexham LL13 7DD

FOR SALE

Two mixed use development opportunities in Wrexham

**1.19 Hectares
(2.94 Acres)**

DESCRIPTION

Mixed use development opportunities. Two sites extending to 1.035 ha (2.55 acres) and 0.15 ha (0.36 acres). Suitable for mixed use development to include offices, restaurant, leisure, hotel, residential or community use subject to planning.

- ✓ Two sites extending to 1.035 ha and 0.15 ha
- ✓ Established prominent location in Wrexham Town Suitable
- ✓ Suitable for mixed use development
- ✓ Development sites
- ✓ Sites lie on the edge of the commercial district
- ✓ St Giles Way leads to Brook Street to Mold Road (A541)

LOCATION

Established prominent location in Wrexham Town Centre

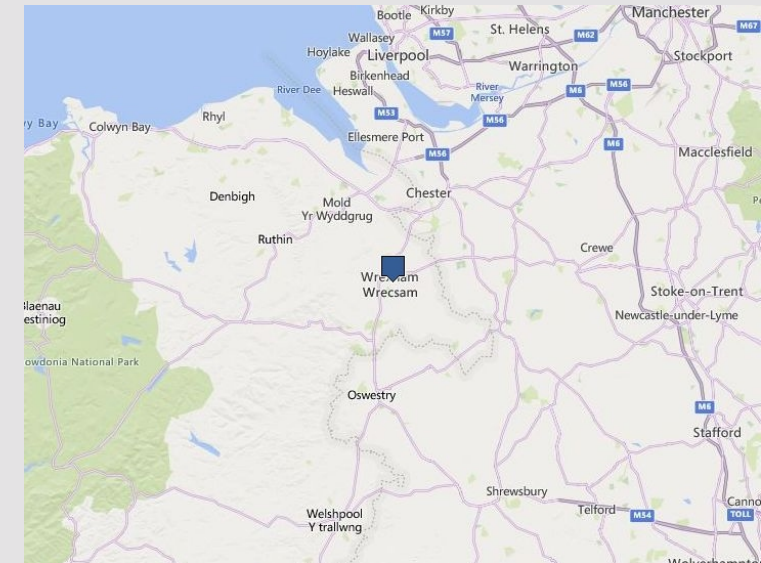
ACCOMMODATION

Areas	Hectares	Acres
Total	1.19	2.94

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC Not applicable



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 11-Jan-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Adam Robson
07990 527356
arobson@lsh.co.uk

George Cohen
07711 392811
Gcohen@lsh.co.uk