



## Upper Dee Mill Mill Street

Llangollen, LL20 8RY

Price £500,000



# Upper Dee Mill Mill Street

Llangollen, LL20 8RY

Price £500,000



## Location

Situated in the well-known and picturesque town of Llangollen, which lies on the banks of the River Dee approximately 12 miles to the south west of Wrexham. The town has a resident population of approximately 3,000 and serves as a small commercial centre for the surrounding rural community. Llangollen is, however, a major tourist attraction, being the centre of many outdoor pursuits in the surrounding countryside. In terms of road communications, the A5 and A539, the principal access road from Wrexham and Oswestry, link with the A483 (T) Wrexham by-pass, which in turn gives access to the A55 North Wales Expressway and the motorway network via the M53 to the north. To the south the A5 trunk road links with the M54 motorway.

## Service

All main services are understood to be available or connected to the property subject to statutory regulations.

## Accommodation/Areas

Lower Ground Floor - 297 sq m / 3,200 sq ft  
Upper Ground Floor - 975 sq m / 10,500 sq ft  
First Floor 975 sq m / 10,500 sq ft  
Site Area 61 acres / 0.246 hectares

## Viewing

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Wingetts Wrexham 01978 353553


Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.