

Wingetts

More than just estate agents



18 Temple Row, Wrexham, LL13 8LY

Price £150,000

A 3 storey city centre commercial property trading as a successful and long established hair and beauty salon located within the heart of Wrexham enjoying a pleasant setting overlooking one of the 'Wonders of Wales' St Giles Parish Church. The much talked about city of Wrexham, with its well supported football club both locally and internationally, offers an excellent range of shopping facilities, restaurants, public transport and road links to North Wales, Chester and the North West. The accommodation benefits from gas central heating and briefly comprises a reception/waiting room, ground floor salon with store room off, 1st floor with larger salon, store room, and cloaks/w.c., 2nd floor with 3 treatment rooms, cloaks/w.c. and lockable store cupboard. Currently known as 'Louis J's' this is an excellent opportunity to purchase a successful business as a going concern and develop further with potential for beauty partnerships to the 1st and 2nd floors. Epc rating TBA

LOCATION

Located within the heart of Wrexham city centre close to a range of shops, restaurants and pubs within a recently landscaped pedestrian area enjoying a pleasant setting overlooking one of the Wonders of Wales in St Giles Parish Church. The city centre has a busy bus and train station together with a university, college, choice of supermarkets and hospital all within walking distance.

RECEPTION AREA 14'5 x 6'3 (4.39m x 1.91m)

Entrance door to reception with tiled floor, radiator and an open aspect to -



SALON 22'3 x 10'8 (6.78m x 3.25m)

Upvc double glazed window to front, radiator, tiled floor, Upvc french doors, wash basin, 2 back wash stations and useful store room. Rear hall with stairs to 1st floor, radiator, fire escape and tiled floor.



2ND FLOOR

Window to side, radiator and lockable door leading into -

SALON 21'3 x 16'6 (6.48m x 5.03m)

Feature Upvc double glazed window to front with pleasant aspect, 2 radiators, 3 back wash stations and part tiled walls. Store room housing the Worcester gas combination boiler and shelving.



CLAOKS/W.C.

Appointed with a w.c., wash basin, part tiled walls, window and radiator.

2ND FLOOR

Approached via the staircase from the 1st floor to the landing with window to side, store cupboard and access to -

BEAUTY ROOM 21'6 max x 11'7 max (6.55m max x 3.53m max)

Upvc double glazed window to front

BEAUTY ROOM 10'6 x 9'9 (3.20m x 2.97m)

Inset ceiling spotlights and former shower cubicle.

BEAUTY ROOM 10'6 x 6'9 (3.20m x 2.06m)

Window to rear, plumbing for back wash, radiator



CLOAKS/W.C.

Pedestal wash basin and w.c.

OUTSIDE

A side access path leads to the rear of the building.

PLEASE NOTE

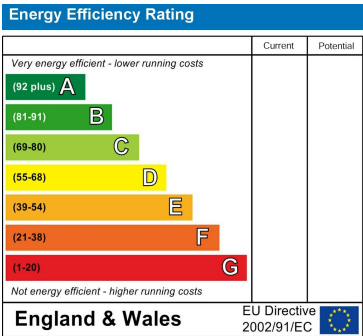
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

Floor Plan

Area Map



Energy Efficiency Graph



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