

BOWEN

PROPERTY SINCE 1862



Guide Price £350,000

ECTARC, Parade Street,
Llangollen LL20 8RB

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General Remarks

Centrally located within the town of Llangollen, this well-known range of traditional former School buildings provides spacious individual education spaces with offices and associated kitchens and cloakrooms. The building is in generally good condition with heating to all areas and is suitable for a wide range of uses - most recently a Children's Day Nursery. There are secure outside areas and the whole site extends to approximately 0.21 acres. All enquiries via Sole Agents - see occupation restrictions. EPC Rating - 147|F.

General: The property comprises the Former Llangollen Primary and Junior School Buildings, which date from the Victorian period. The property has contemporary additions which link the two former school buildings together that supplement the original accommodation and link each portion into one single building. To the outside there is a rear garden, together with a central courtyard. The whole site area extends to approximately 870 square metres - approximately 0.21 acres.

Restrictions: The property is presently under an overage provision for sale (until 10th September 2025) in that occupation may only be used "as a centre for the promotion, maintenance and improvement and advancement of education". Ideally therefore the prospective purchasers of the building will fall within the use to comply with the restriction.

Accommodation

Former Junior School Building:

Entrance Porch: 12' 10" x 9' 8" (3.92m x 2.95m)

Reception: 27' 7" x 16' 9" (8.40m x 5.11m)

Meeting Room 1: 19' 5" x 17' 11" (5.91m x 5.45m)

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Meeting Room 2: 31' 3" x 16' 10" (9.52m x 5.12m)

Meeting Room 3: 18' 1" x 13' 5" (5.51m x 4.10m)

Staff/Meeting Room 4: 18' 3" x 17' 6" (5.56m x 5.33m)

Office/Library: 25' 2" x 18' 0" (7.67m x 5.48m)

Lobby: 6' 9" x 3' 6" (2.07m x 1.07m) to:

Server Room: 14' 1" x 6' 10" (4.28m x 2.09m)

Kitchen: 19' 10" x 17' 11" (6.05m x 5.47m)

Preparation Room/Rear Porch: 8' 6" x 8' 2" (2.60m x 2.49m)

Contemporary Construction Linking Two Main Areas:

Corridor: 27' 9" x 7' 7" (8.46m x 2.32m) plus 9.16m x 1.80m

Ladies WC: 12' 7" x 9' 9" (3.83m x 2.97m)

Gents WC: 10' 10" x 9' 10" (3.30m x 2.99m)

Mobility WC: 10' 6" x 5' 9" (3.19m x 1.74m)

Former Primary School Building:

Cloakroom/WC's: 11' 3" x 11' 2" (3.42m x 3.40m)

Meeting Room 5: 17' 11" x 15' 3" (5.46m x 4.64m)





Classroom: 33' 8" x 18' 1" (10.27m x 5.50m)

Room25name): 7' 8" x 4' 11" (2.33m x 1.49m) plus
2.51m x 1.14m

Small Kitchen: 9' 3" x 4' 10" (2.83m x 1.48m)

Office: 8' 0" x 7' 10" (2.43m x 2.38m)

Gross Internal Floor Area: By calculation the gross internal floor area of the building extends to approximately 450 square metres.

Services: Mains water, electricity, gas and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating to the property is a combination of warm air convector heaters and radiators effected by a gas-fired boiler.

Tenure: The Freehold of the property is available with full Vacant Possession upon Completion.

Viewing: By prior appointment with the Agents.

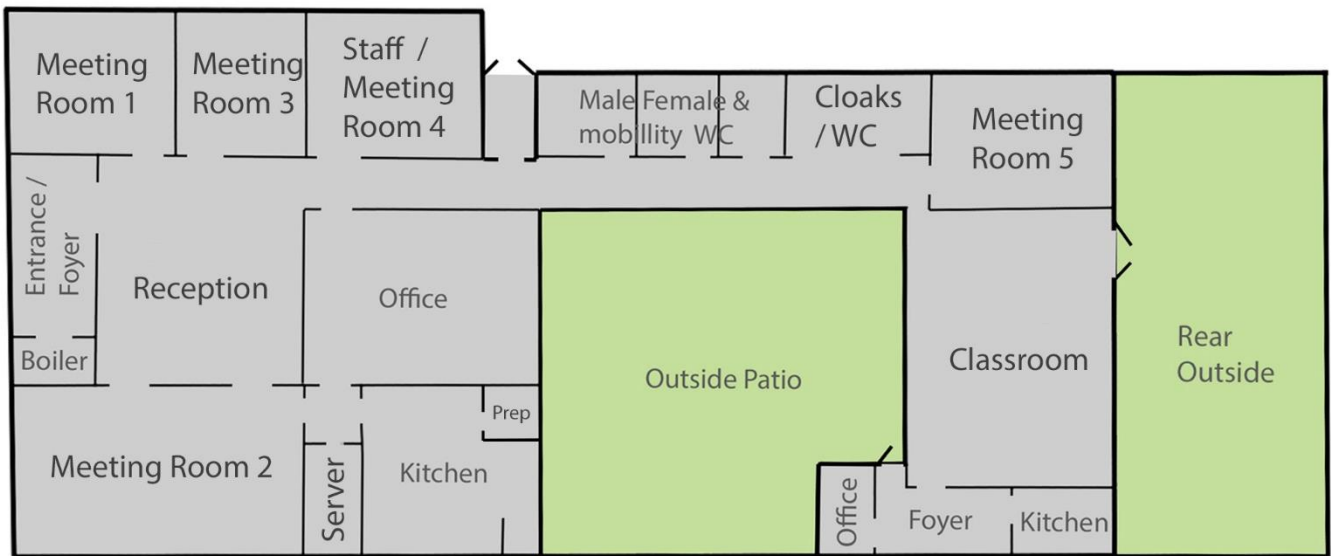
Directions: From the Agents Llangollen Offices proceed down Castle Street turning left into Market Street. Bear right onto East Street and continue until the property is observed on the right-hand side.



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