

1 Merlin Street

, Wrexham

LL14 1NH

Grow
SALES + LETTINGS

Offers in the Region Of £135,000

Investment property

Ground floor shop unit

Self-contained one bedroomed residential flat

Early viewing Advised

No business rates applicable to the shop



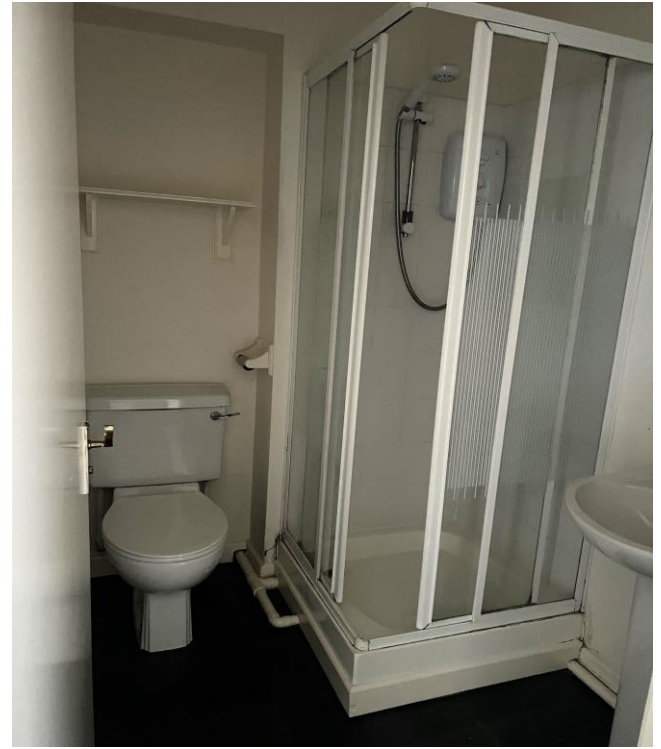
Great opportunity to purchase a solid investment property in Johnstown, Wrexham. The ground floor shop unit is currently operating as a hair salon. The property comprises of a two story end terraced property that is arranged to provide a ground floor lock up shop unit and a self-contained one bedroomed residential flat. The ground floor shop unit is arranged to provide a Total Net Sales Area of approximately (will be inserted later), with store room and toilet. The residential flat at first floor level is accessed at the rear of the property, via external access, and is arranged as a one bedroom residential flat with a Total Gross Internal Floor Area of approximately (inserted later). The shop unit and flat above will both be vacant upon completion.



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



ACCOMMODATION

Important Information

Here's links to the EPC's (separate for shop & flat above):
Shop

<https://find-energy-certificate.service.gov.uk/energy-certificate/6959-4476-1736-8124-8297>

<https://find-energy-certificate.service.gov.uk/energy-certificate/0278-8385-6974-2558-3904>

Flat <https://find-energy-certificate.service.gov.uk/energy-certificate/2061-1319-3000-0398-3221>

No business rates applicable to the shop as the rateable value is under the threshold.

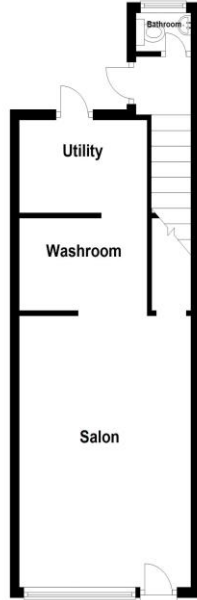
Location

The village of Johnstown is situated approx. 4 miles from Wrexham city centre conveniently located just a short drive from the A483 bypass which allows for easy commuting to the Wrexham Industrial Estate, Chester Business Park and Technology Park. The neighbouring village of Ruabon has the benefit of a train Station, and a regular bus service operates into Wrexham, Llangollen and Oswestry. The village has a well-regarded Primary School and there are a choice of Secondary Schools within the catchment. There are shopping facilities, social amenities, Chemist, doctors and dentists all within walking distance.



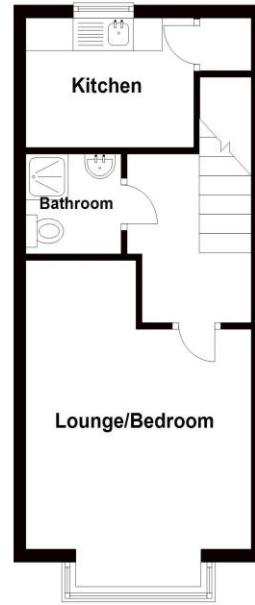
FLOORPLANS

Ground floor
Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.6 sq. feet)

First Floor
Approx. 31.0 sq. metres (334.1 sq. feet)



Energy performance certificate (EPC)

Shop
1 Merlin Street
Johnstown
WREXHAM
LL14 1NH

Energy rating

C

Valid until:

26 March 2034

Certificate
number:

6959-4476-1736-8124-
8297

Property type

Retail/Financial and Professional Services

Total floor area

35 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

