



BOWEN

PROPERTY SINCE 1862

Monthly Rental Of £1,200

26-27 West View, Chirk, Wrexham, LL14 5HN

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General Remarks

Versatile Commercial Unit

Excellent trading opportunity for a variety of business uses

Available as a whole or as two separate units

Term to be agreed

Good transport links to A483/A5

EPC Rating 59|C



A versatile commercial unit (formerly used as a restaurant/takeaway) located in the popular town of Chirk. The property offers a good trading opportunity for a variety of business uses with easy access on the A483 and A5. The property is available to be let as a whole or as two separate units upon negotiation for a term to be agreed. EPC Rating 59|C

Location: The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior school as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.



Accommodation

Part Glazed uPVC Entrance Door

Room 1: 25' 7" x 12' 2" (7.80m x 3.72m) Street front double display window, spotlights and speaker system to ceiling, 3x radiators. Understairs storage cupboard with shelving.

Room 2: 22' 10" x 14' 4" (6.97m x 4.38m) Street front double display window, uPVC door to rear parking area, spotlights and speakers to ceiling, 2x radiators.

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.

Room 3: 11' 5" x 6' 11" (3.49m x 2.10m) Speakers to ceiling, radiator.

Inner Hallway Leading to

W.C.: Low level w.c., vanity sink unit with mixer tap, electric hand dryer, spotlights to ceiling, extractor fan, radiator.

Accessible W.C.: Low level w.c., pedestal wash hand basin, electric hand dryer, handrails, radiator.

Storeroom: 17' 8" x 8' 8" (5.38m x 2.64m) Double doors to rear parking area, double sink unit.

Kitchen: 14' 0" x 10' 6" (4.26m x 3.21m) Stainless steel panelling, commercial extractor system, uPVC half glazed door to rear.

Outside: To the front there is good window display frontage, with ramped access to the unit from the side. To the rear there is off road parking with rear access into the unit.

Services: We understand the property benefits from mains water, sewerage, mains gas and electric

Tenure: We understand the property is freehold.

Lease Terms: The property is available to be let as a whole or as two separate units upon negotiation for a term to be agreed.

Local Authority:

Wrexham County Borough Council –

Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU

Tel: 01978 298990

Rateable Value: We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2024/25): £8,200

Interested parties should make their own enquiries to the local authority

Tel: 01978 298990

EPC Rating 59|C

Viewings and Further Information: For further information or to arrange a viewing please contact the selling agents Ellesmere office on (01691) 622534.

Directions: From the agent's office in Ellesmere proceed to Chirk. Upon entering the town proceed along Holyhead Road before taking a right-turn into West View where the property can be identified on the left-hand side.



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steeped in heritage
with a forward
thinking outlook.

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