

BOWEN

PROPERTY SINCE 1862



Offers in the region of £400,000

29 Rivulet Road, Wrexham LL13 8DU

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General Remarks

This Printing Workshop comprises a predominantly detached two storey older building (being only attached to a neighbouring garage towards the rear) with a connecting modern portal frame workshop. The older portion is constructed of brick beneath a slated roof and comprises approximately 5827 sq.ft. (358 sq.m.) over two floors, whilst the modern workshop has an area of approximately 2515 sq.ft. (233 sq.m.). Currently believed to be Planning Class Use B1(c) it is suited to a number of uses such as a trade counter, subject to consent.

Location: The premises are situated on a no through road on the fringe of the town centre amongst residential and commercial surroundings including a number of "trade counter" business.

Accommodation

The Ground Floor Older Building: 99' 0" x 31' 6" (30.15m x 9.59m) with Offices and WC's partitioned off. 9'2" (2.78m) average ceiling height. Total Ground Floor Area 2818 square feet (261.83 square metres).

The First Floor Older Building: 97' 0" x 31' 6" (29.54m x 9.59m) Net Floor Area 3008 square feet (279.5 square metres).

Modern Workshop: 54' 0" x 45' 3" (16.45m x 13.78m) with Front Office partitioned off and WC to rear. False ceiling / wall plate height 9'8" (2.94m)

Outside: Direct pedestrian and vehicular access to the road frontage. 1.25m pathway to the east side. There is a 10ft wide right of way enjoyed over No. 27 - the property to the left-hand (westerly) side. Fenced and gated tarmac forecourt parking.

Services: Mains water, drainage, 3-phase electricity and gas are connected subject to statutory regulations.

Tenure: Freehold. Vacant Possession on Completion.

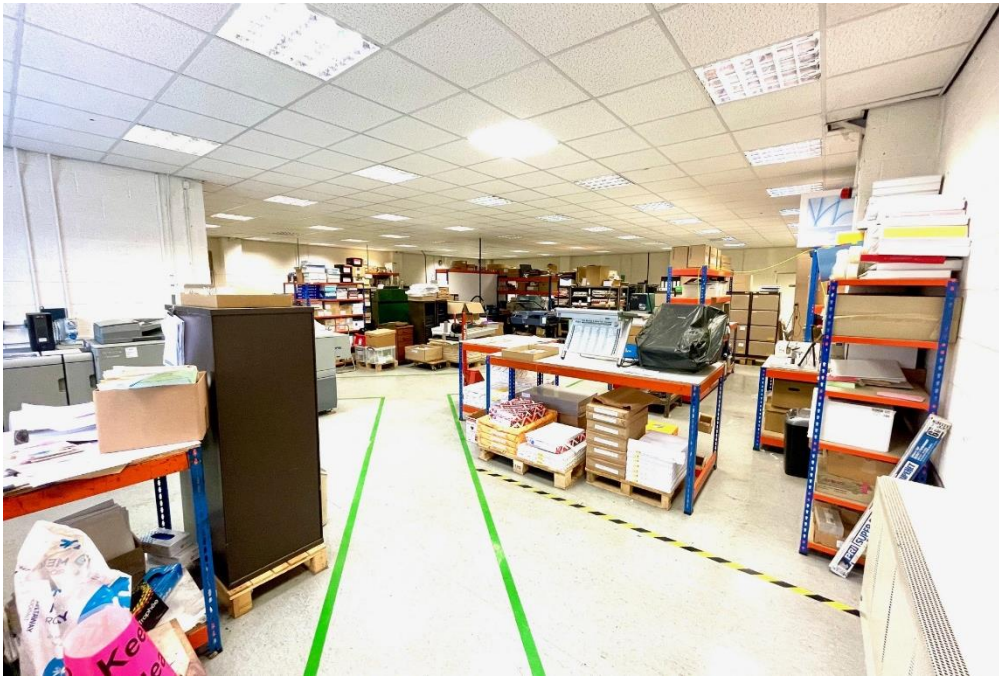
Rateable Value: £21,500.

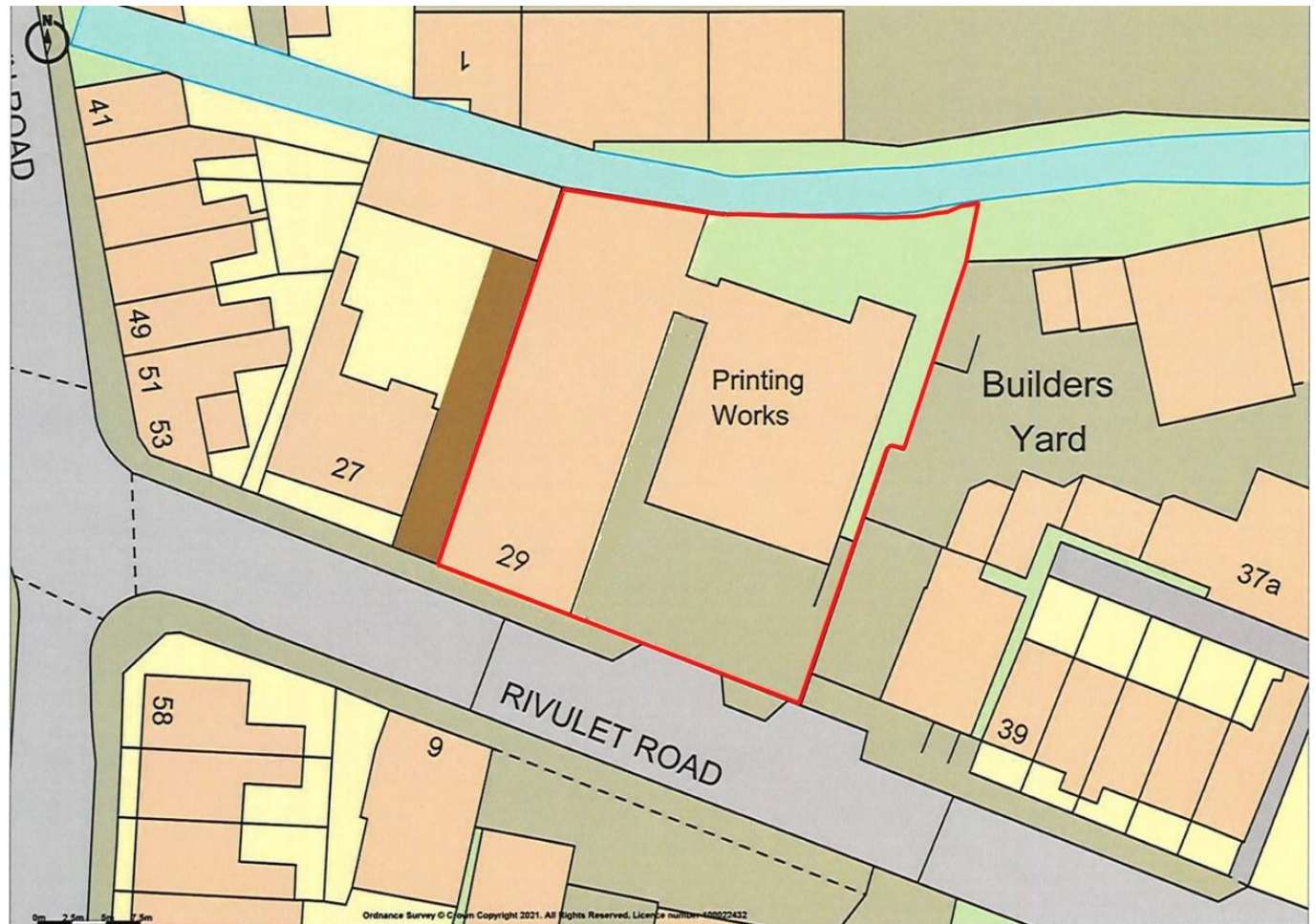
Viewing: Strictly by prior appointment with the Agents Wrexham Office.

Energy Performance Certificate: EPC Rating – 89|D.

Directions: For satellite navigation use the post code LL13 8DU. Follow the inner ring road down St. Giles Way continuing to a set of traffic lights at which turn left onto Salop Road. Turn almost immediately right onto Rivulet Road. Continue to the next cross-roads and proceed straight across, when the premises will be seen on the left.

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.





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