

BOWEN

PROPERTY SINCE 1862



Asking Price £375,000

36 & 37 High Street, Wrexham LL13 8HY

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Accommodation

On The Ground Floor (Ted's Bar):

Bar Area 1: 19' 8" x 16' 0" (6.00m x 4.88m)

Bar Area 2: 17' 0" x 11' 9" (5.17m x 3.58m)

Lounge Area: 20' 1" x 12' 9" (6.12m x 3.88m)

Ladies WC: 12' 1" x 7' 10" (3.68m x 2.40m)

Gents WC: 15' 9" x 11' 10" (4.79m x 3.61m)

Mobility WC: 7' 2" x 4' 11" (2.19m x 1.50m)

Rear Gents WC: 8' 4" x 7' 1" (2.54m x 2.15m)

Kitchen: 12' 2" x 11' 8" (3.71m x 3.56m)

Outside Courtyard.

Ground Floor Entrance: Approached through a panelled door. Fire alarm system and controls. Heat detection / smoke alarm. Radiator. Ceiling spot-lights. Staircase to First Floor Landing.

Landing: Radiator. Stairs off to Second Floor.



Reception: 12' 1" x 10' 8" (3.69m x 3.25m) Exposed ceiling beam. Central heating control and thermostat. Strike box for fire alarm. Heat detection / smoke alarm. Emergency lighting.

Office 1: 18' 0" x 13' 9" (5.48m x 4.19m) Intercom to Ground Floor entrance door. Low voltage halogen lighting panels. Radiator. Heat detection / smoke alarm. Emergency lighting. Media and telephone connection points. Folding partition screen to:

Office 2: 18' 2" x 12' 7" (5.54m x 3.83m) Low voltage halogen lighting panels. Radiator. Media and telephone connection points.

Meeting Room: 24' 8" x 12' 8" (7.52m x 3.86m) Feature exposed brickwork and original timberwork. Low voltage halogen lighting panels. Two radiators. Heat detection / smoke alarm. Emergency lighting. Media and telephone connection points.

Rear Lobby: Radiator. Fire exit door to ground floor and rear garden.

Admin Office 1: 15' 8" x 8' 9" (4.78m x 2.66m) Media and telephone connection points.

Admin Office 2: 12' 6" x 11' 9" (3.82m x 3.57m) Radiator. Media and telephone connection points.

Second Floor Landing: Radiator. Feature exposed original timbers including truss and purlin.

Server Room: 13' 3" x 6' 4" (4.03m x 1.92m)

Managerial Office 1: 18' 0" x 13' 7" (5.48m x 4.13m) Radiator. Media and telephone connection points. Air conditioning unit. Feature original purlins and exposed roof truss. Wall lighting.

Managerial Office 2: 18' 2" x 11' 6" (5.54m x 3.51m) Radiator. Media and telephone connection points. Air conditioning unit. Feature original purlins and exposed roof truss. Wall lighting.

Kitchen: 10' 8" x 5' 1" (3.26m x 1.56m) Fitted with stainless steel single-drainer sink unit set into three base storage cupboards. Laminate topped work surface. Space for refrigerator. Electric hot water geyser. Radiator.

Room25name): 6' 8" x 2' 9" (2.04m x 0.83m) Fitted two-piece suite comprising close-flush wc and wash-hand basin. Hot water geyser.

WC 2: 6' 8" x 3' 1" (2.04m x 0.94m) Fitted two-piece suite comprising close-flush wc and wash-hand basin. Hot water geyser.

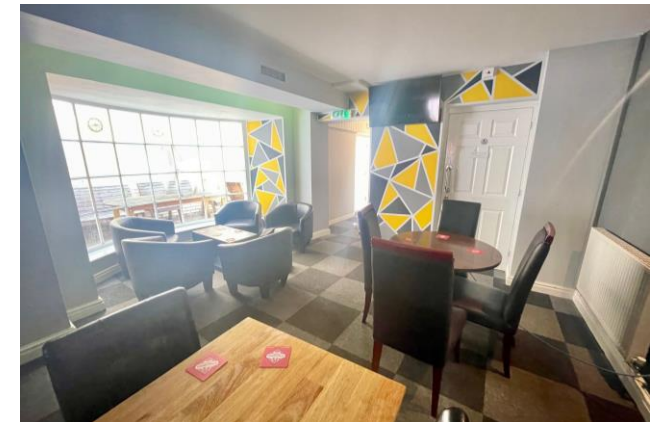
Basement / Beer Cellar 1: 18' 1" x 11' 10" (5.50m x 3.61m)

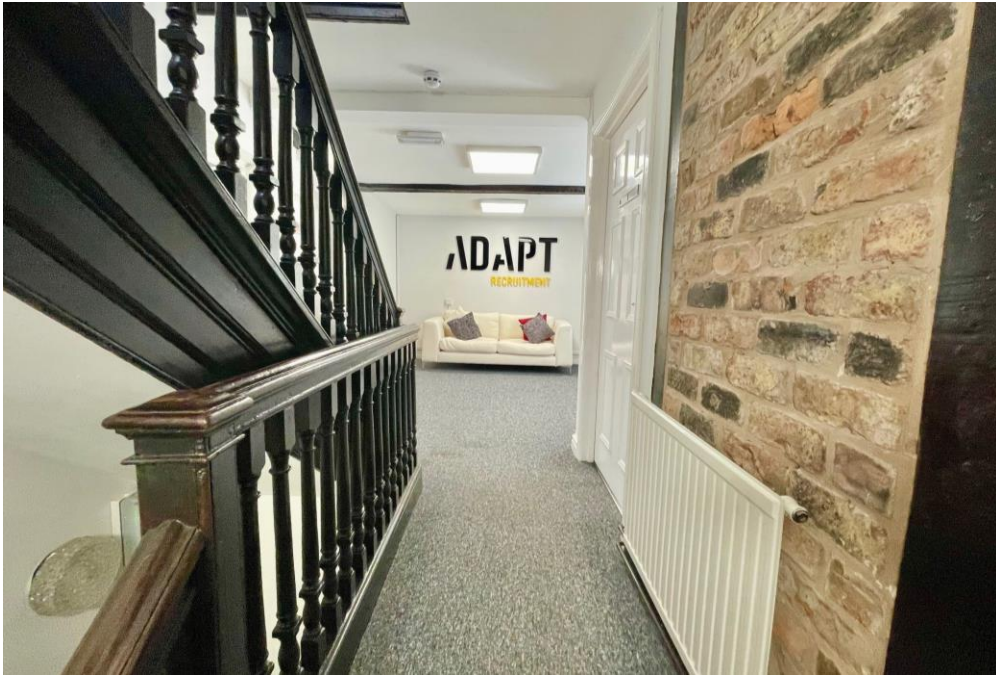
Basement / Beer Cellar 1: 18' 6" x 11' 8" (5.63m x 3.55m)

Former Rent Passing: The most recent rent roll for the property comprised a total of £36,000 for both ground and upper floor accommodation.

Business Rates: From an online query with the Valuation Office website, the property comprises two hereditaments, each having current Rateable Values of: Ted's Bar £16,500. Offices First and Second Floors £10,500.

EPC: There are two EPC ratings for the property: Ground Floor - Band 80|D - Expiry October 2028. First and Second Floors - Band 119|E - Expiry October 2028.







Directions: The property is prominently situated on High Street, Wrexham -See attached city centre plan.

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