

# BOWEN

PROPERTY SINCE 1862



To Let – Ground Floor £12,000 pa – First Floor £21,000 pa

30/32 Chester Street, Wrexham LL13 8TJ

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## 30/32 Chester Street, Wrexham LL13 8TJ



### General Remarks

A suite of ground and first-floor offices available either together or separately situated on Chester Street, Wrexham – an arterial road into the city centre and on the fringe of the retail area amid professional offices of Solicitors, Wrexham County Borough Council, Law Courts and the public Swimming Baths. Opposite the property is a large Local Authority 'pay and display' car park, whilst the premises also have their own private car parking facilities to the rear.

### Accommodation

**On The Ground Floor:** The area of occupation is approximately 65.2 square metres (702 square feet). The space has been recently refurbished with provision of new fittings to a kitchenette and partition. There are ladies and gents w.c.'s together with reception and two small private offices with secure door to rear large open plan admin office having kitchenette and external fire escape to the car park.

**On The First Floor:** Accessed either internally or via separate external door to Chester Street. The floor has open plan offices with kitchen, w.c.'s and meeting room to the front. Along the rear there are glazed partitioned offices. The floor comprises approximately 128 square metres (1378 square feet) of useable accommodation.

**Outside:** There is an excellent and secure car park having electric gates, which is situated to the rear of the property, which is approached via the arch to the side of the building.

**Rent and Purchase Price:** Ground Floor - £12,000 per annum. First Floor - £21,000 per annum. Combined - Price on application. Purchase Price - £350,000

**Services and Heating Systems:** It is understood that that mains water, gas, electricity and foul drainage are connected to the property subject to statutory regulations.



## Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

The ground floor has electric radiators.

The first floor has gas central heating.

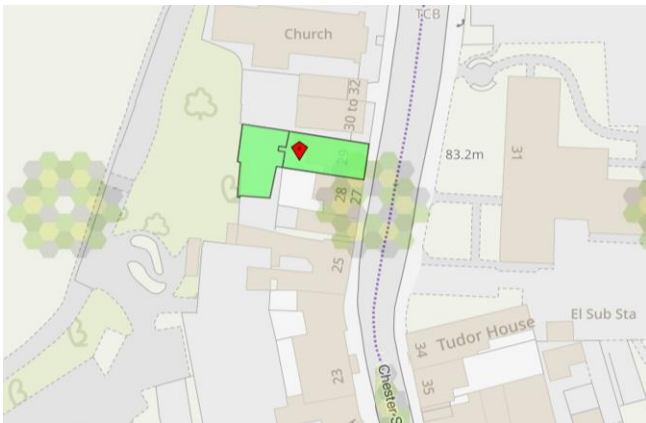
**Rateable Value Assessment:** From an online enquiry with the Valuation Office website, it is understood that the first floor accommodation has a current Rateable Value of £14,000. It is understood that the ground floor accommodation has a Rateable Value of less than £6,000 and is therefore attracting 100% Small Business Relief.

**Occupation:** The property is offered to let on the basis of either the single or first floor accommodation independently or as a whole if required. New

repairing and insuring tenancies are proposed to be created under the Landlord and Tenant Act. The vendors may consider a sale of the property.

**EPC:** EPC Rating - 70|C - expiry October 2030.

**Directions:** From the Agents King Street Offices proceed up Regent Street to the traffic lights turning right onto Grosvenor Road. At the roundabout continue straight across and at the next roundabout turn right onto Chester Street. Continue until the property is observed on the right-hand side just after passing over the zebra crossing.





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