



Offers in the region of £350,000

Units 22-31 Five Crosses Industrial Estate,  
Minera, Wrexham LL11 3RD

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### General Remarks

#### FREEHOLD COMMERCIAL INVESTMENT

**OPPORTUNITY** - A block of ten light industrial nursery units each of 600 square feet (55.7 square metres), some with additional mezzanines, eight of which are currently let to long term tenants producing 25,800 GBP per annum and two with vacant possession.

This freehold investment opportunity comprises the purchase of a total of ten light industrial nursery units constructed in five blocks. Each unit has a ground floor area of approximately 600 square feet (55.7 square metres) each having 11' (3.35m) x 10' (3.05m) roller shutter doors with separate pedestrian access, WC's partitioned off, whilst some have mezzanine areas. Eight of the units are let to long term tenants producing £25,800 per annum. The remaining two are with vacant possession having been occupied by the vendors.

**Location:** The properties comprise part of the Five Crosses Industrial Estate which is situated on the A525 Wrexham (4 miles) to Ruthin (10 miles) road on the fringe of the villages of Coedpoeth and Minera. The nearest access point onto the A483 is less than three miles away from where there is dual carriageway access to Chester (15 miles) and the motorway network. Other users include Village Bakery, FWB, Huws Gray and a number of others.

### Accommodation

The accommodation of each Unit as summarised on the gov.uk website may be summarised as follows:-

#### **Unit 22:**

Ground Floor Workshop: 55.7 square metres.

Ground Floor Office: 6.6 square metres.

Total: 62.3 square metres.

Rateable Value £3,350.

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

**Unit 23:**

Ground Floor Workshop: 55.7 square metres.

Rateable Value £2,600.

**Unit 24:**

Ground Floor Workshop: 55.7 square metres.

Rateable Value £2,600.

**Unit 25:**

Ground Floor Workshop: 40.87 square metres.

Ground Floor Staff Toilets: 4.07 square metres.

Ground Floor Area Under Supported Floor: 11.19 square metres.

Mezzanine Floor Internal Storage: 11.31 square metres.

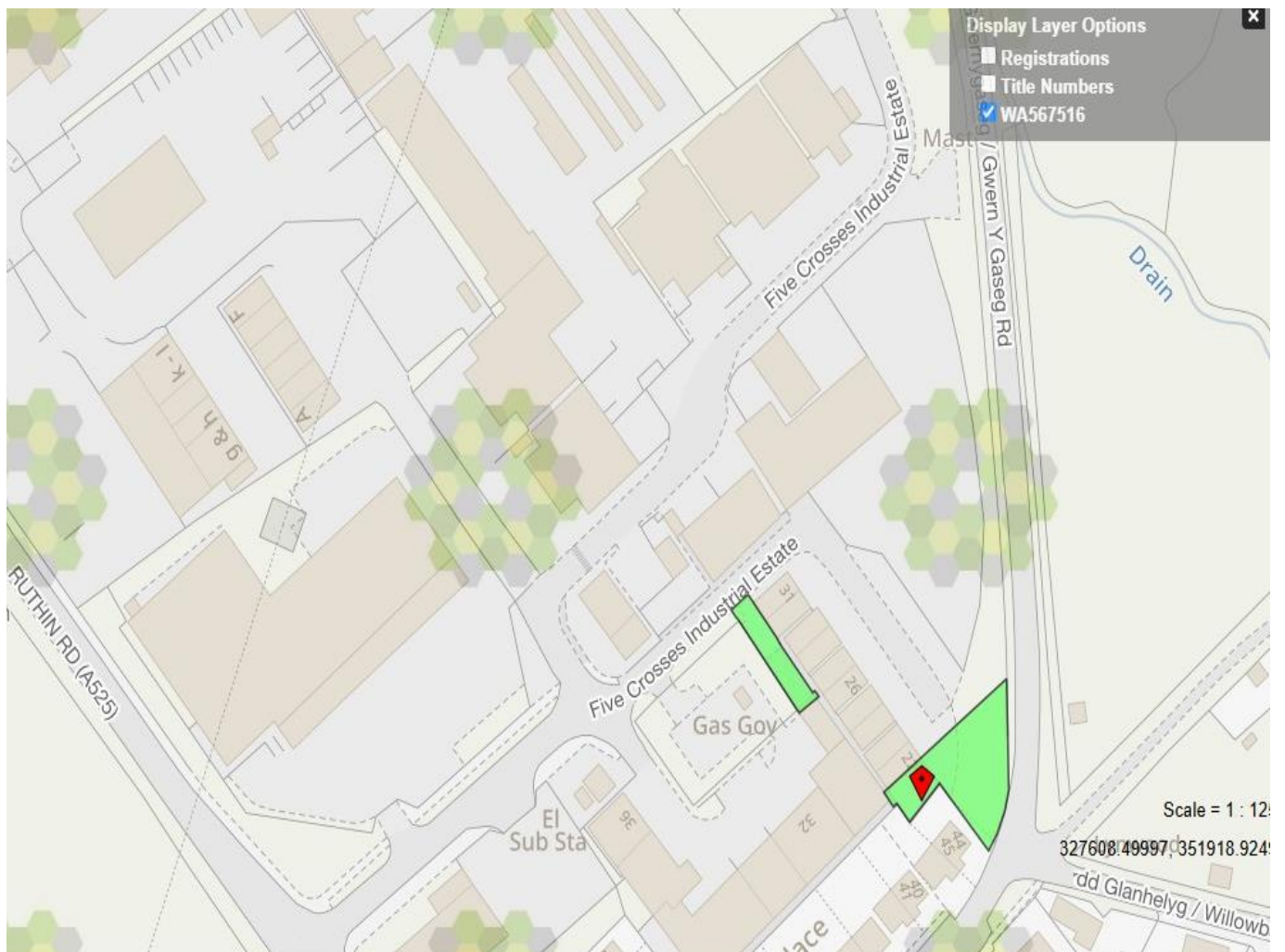
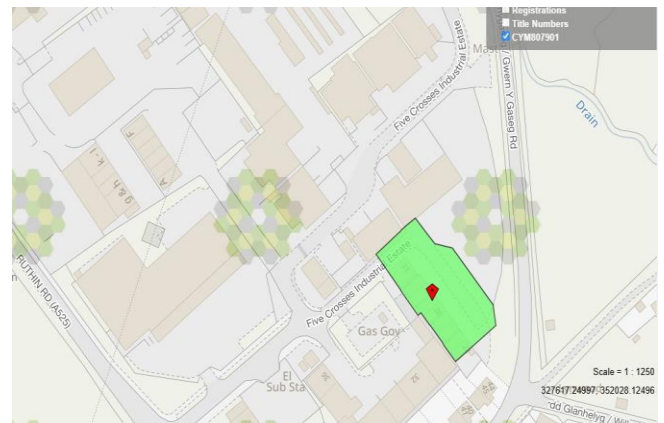
Total: 67.44 square metres.

Rateable Value £2,700.

**Unit 26:**

Ground Floor Warehouse: 55.7 square metres.

Rateable Value £2,600.



**Unit 27:**

Ground Floor Workshop: 56.02 square metres.

Rateable Value £2,600.

**Units 28/29:**

Ground Floor Area Under Supported Floor: 77.18 square metres.

Ground Floor Workshop: 37.27 square metres.

Mezzanine Floor Internal Storage: 59.09 square metres

Total: 173.54 square metres.

Rateable Value £4,900.

**Unit 30:**

Ground Floor Workshop: 34.53 square metres.

Ground Floor Office: 17.22 square metres.

Ground Floor Area Under Supported Floor: 3.93 square metres.

Mezzanine Floor Internal Storage: 12.13 square metres.

Total: 67.81 square metres.

Rateable Value £2,900.

**Unit 31:**

Ground Floor Workshop: 3.72 square metres.

Ground Floor Area Under Supported Floor: 47.92 square metres.

Ground Floor Staff Toilets: 4.05 square metres.

Mezzanine Floor Internal Storage: 31 square metres.

Mezzanine Floor Works Office: 11.23 square metres.

Total: 97.92 square metres.

Rateable Value £2,650.

**Outside:** Open Storage Area to the rear of some of the buildings. Compound Area to the side of Unit 31. Open Parking in front and directly opposite the Units.

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

**Tenure:** Freehold. Vacant Possession of Units 28/29, the remainder being subject to tenancies, a schedule of which is available upon request to bona fide applicants.

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

**Directions:** For satellite navigation use the post code LL11 3RD. Leave Wrexham on the A525 Ruthin Road. After about three miles continue through the village of Coedpoeth eventually turning first right into the estate by FWB. Continue straight ahead at the cross roads and the units will be seen on the right.

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.