

BOWEN

PROPERTY SINCE 1862



Asking Rental £875.00 pcm

5 King Street, Wrexham LL11 1HF

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General Remarks

A suite of prominent Ground Floor City Centre Offices suitable for a variety of uses including retail (subject to consent). The net office floor area extends to approximately 770 square feet, with additions including Kitchen, WC and Mobility WC together with Storage and useful Four-Room Basement. The accommodation is available with early occupation on flexible lease terms.

Accommodation

Hall: 5' 11" x 5' 5" (1.80m x 1.64m) Approached through a part-glazed door. Wood flooring.

Managers Office / Private Office: 13' 7" x 11' 1" (4.15m x 3.39m) Period window. Wood flooring. Radiator. Fitted lockable cupboard. Cornice finish to ceiling.

Main Office: 34' 5" x 13' 7" (10.50m x 4.13m) Wood flooring. Three radiators. Cornice finish to ceiling. Sash window to front elevation.

Rear Private Office: 12' 1" x 9' 11" (3.69m x 3.03m) Laminate wood-effect flooring. Radiator. Ceiling spot-lights. 'Velux' style roof-light.

Lobby: 7' 1" x 4' 3" (2.17m x 1.30m) Radiator. Back door to yard.

Kitchen: 9' 9" x 6' 11" (2.97m x 2.12m) Fitted with range of white laminate fronted base and wall units having fitted drawers with work surface above having inset stainless steel single-drainer sink unit. Wall-mounted 'Ideal' gas fired combination type central heating boiler. Glazed window. Space for upright fridge/freezer.



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

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.

Mobility WC: 9' 1" x 6' 0" (2.76m x 1.83m) Fitted with two-piece white suite comprising low-level WC and wall-mounted wash-basin. Extractor. Radiator.

WC: 6' 0" x 4' 3" (1.84m x 1.29m) Fitted with two-piece white suite comprising close-flush WC and pedestal wash-basin. Extractor. Radiator.

Walk-In Store: 8' 2" x 3' 1" (2.49m x 0.95m) Staircase off (to inaccessible first-floor).

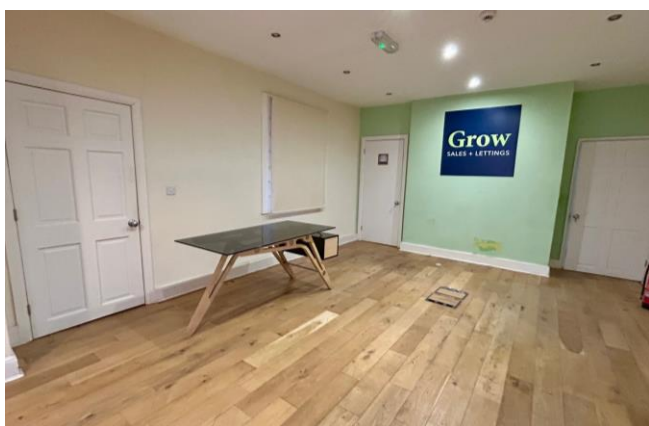
Basement Room 1: 16' 6" x 6' 0" (5.02m x 1.82m)

Basement Room 2: 13' 8" x 7' 10" (4.16m x 2.38m)

Basement Room 3: 13' 4" x 7' 5" (4.06m x 2.26m)

Basement Room 4: 13' 4" x 7' 1" (4.07m x 2.16m)

General: The property has a rear yard for storage of bins, which is approached from a right of way around the building. The property has an integrated fire identification and alert system.





Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall-mounted gas-fired boiler situated in the kitchen.

Tenure: The property is available on flexible lease terms on a new lease to be created. The in-going tenant will be responsible for the landlords reasonable legal costs.

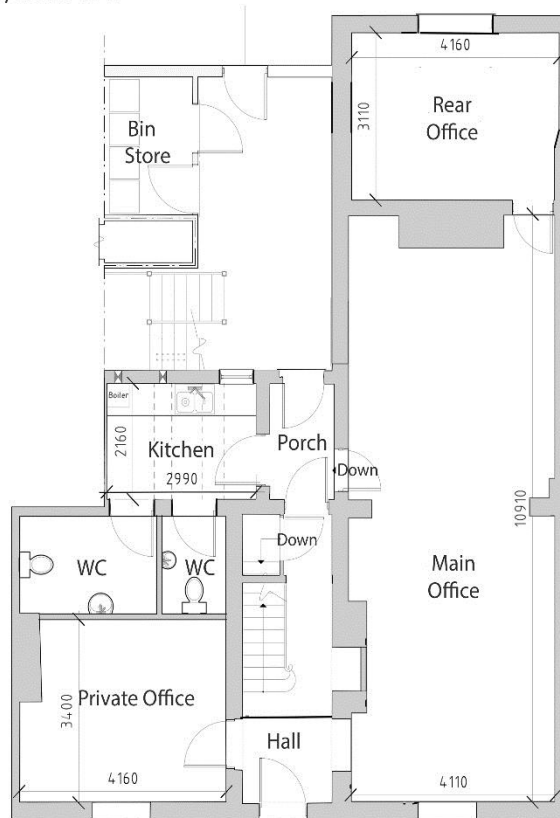
EPC: EPC Rating – 100|D.

Rateable Value: From an online enquiry with the Valuation Office website, the property is understood to have a current Rateable Value of £6,200.

Directions: The available Offices are located next-door to the Offices of the Letting Agents - see attached location plan.



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Total net area: 99.58m² (approx 1067 sqft)

Total net office area: 71.86m² (approx 770 sqft)

Ground Floor Plan

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