

# BOWEN

PROPERTY SINCE 1862



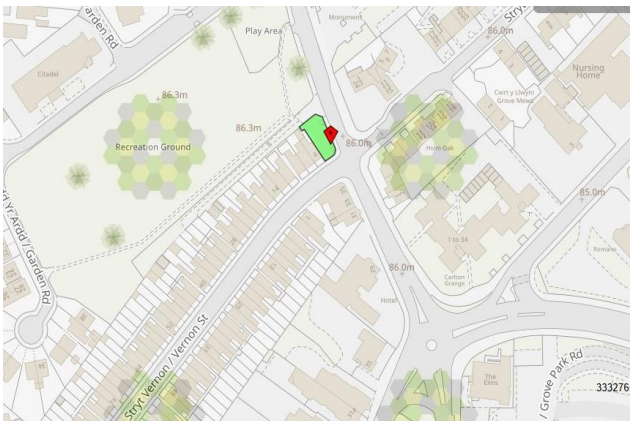
Offers in the region of £250,000

Vernon House, 37-41 Rhosddu Road,  
Wrexham LL11 2NS

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## Vernon House, 37-41 Rhosddu Road, Wrexham LL11 2NS



### General Remarks

**FREEHOLD INVESTMENT PROPERTY** - A well maintained property on one of the main arterial roads into the city centre currently subject to three tenancies, being a ground floor fitness studio, ground and first floor offices and a first floor two bedroom flat currently producing 22,020 GBP per annum.

This substantial well maintained property is currently fully let and producing a total of £22,020 per annum. No. 37 comprises a high specification suite of three offices extending in total to approximately 775 square feet (72 square metres) currently let as a fitness studio; No. 39 a self-contained two bedroom flat let on an occupational contract extending to approximately 742 square feet (69 square metres) and No. 41 being a suite of ground and first floor offices extending to approximately 900 square feet (83 square metres).

**Location:** The property occupies a prominent corner location on the B5425 Rhosddu/Llay Road at its junction with Vernon Street. It is situated only a few hundred yards from the city centre. Local amenities include a Launderette and a 24 hour SPAR with Post Office.

**Constructed** of brick beneath a re-slatted roof.

### Accommodation

#### NO. 37 RHOSDDU ROAD:

Comprising a high-specification suite of Three Offices extending to approximately 670 square feet (62 square metres).

**Corner Room:** 22' 6" x 15' 1" (6.85m x 4.59m) With security door and window shutters.

**Inner Office 2:** 17' 9" x 10' 10" (5.41m x 3.30m)

**WC:**

**Office 3:** 13' 10" x 11' 3" (4.21m x 3.43m)

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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.

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by a wall mounted condensing combination gas-fired boiler situated in Office 3.

**Outgoings:** Former Rateable Value £4,500.

**EPC:** EPC Rating - 70|C.

**Tenancy:** Currently let on an original three year lease from the 11th September 2020 at a current passing rental of £7,200 pa exclusive.

**NO. 39 RHOSDDU ROAD:**

Comprising a Self-Contained First Floor Two Bedroom Apartment. The accommodation being:

**Self-Contained Ground Floor Entrance:**

**Lounge:** 14' 9" x 13' 1" (4.5m x 4.0m)

**Dining Area:** 11' 10" x 7' 7" (3.6m x 2.3m)

**Kitchen:** 9' 6" x 7' 7" (2.9m x 2.3m)

**Bedroom 1:** 14' 1" x 11' 2" (4.3m x 3.4m)

**Bedroom 2:** 14' 9" x 9' 2" (4.5m x 2.8m)

**Bathroom:** 9' 6" x 4' 7" (2.9m x 1.4m)

**Services:** The Flat has a conventional central heating system effected by a condensing combination gas-fired boiler to radiators.

**Tenancy:** Currently let on an NRLA Occupational Contract commencing 24th May 2023 at a current passing rental of £585 pcm exclusive.

**EPC:** EPC Rating - 78|C.

**NO. 41 RHOSDDU ROAD:**

A Self-Contained Suite of Offices comprising:

**Ground Floor Front Reception:** 11' 6" x 5' 11" (3.5m x 1.8m)

**Office 1:** 15' 5" x 14' 9" (4.7m x 4.5m)

**Office 2:** 13' 1" x 9' 6" (4.0m x 2.9m)

**Rear Office:** 13' 5" x 11' 2" (4.1m x 3.4m)

**Kitchen:** 7' 10" x 4' 11" (2.4m x 1.5m)

**WC:** 5' 3" x 4' 7" (1.6m x 1.4m)

**First Floor Open Plan Office:** 23' 7" x 13' 9" (7.2m x 4.2m)

**Services:** The accommodation has a conventional central heating system effected by a combination gas-fired boiler to radiators.

**Tenancy:** Currently let on an original lease dating from the 1st August 2017 at a current passing rental of £7,800 pa exclusive.

**EPC:** EPC Rating – 119|E.

**Outside:** Secure rear yard with pedestrian access. One Car Parking Space to the side of No. 41.

**Tenure:** Freehold, subject to Tenancies.

**Viewing:** By arrangement with the Agents.

**Directions:** For satellite navigation use the post code LL11 2NS. From the roundabout on the inner ring road at the Junction of Grosvenor Road and Rhosddu Road take the B5425 Llay Road and the property will be seen after approximately 100 yards on the left at the first left-hand turning.





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