

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £30,000 - £50,000

Workshop and Garage, Hightown Road,
Wrexham LL13 8EB

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General Remarks

**For sale by Public Auction at Lion Quays Hotel
Oswestry on 26th June 2025.**

An extremely useful set of lock-up buildings comprising workshop with office, w.c. and a single garage in a convenient city centre location just off the ring road. The property is constructed of brickwork and blockwork beneath a corrugated roof. Mains water and electricity connected.

Workshop: 25' 1" x 13' 7" (7.65m x 4.14m) Approximately 340 square feet. Constructed with brickwork and blockwork beneath a steel-supported roof incorporating a glazed roof-light. Light, power and mains water connected.

Office: 7' 11" x 5' 9" (2.41m x 1.76m) External window.

Store: 20' 6" x 3' 6" (6.24m x 1.06m) Located to the rear of the garages.

WC: 5' 7" x 4' 1" (1.69m x 1.24m) Fitted with two-piece suite comprising low-flush WC and wall-mounted wash-basin having electric hot water geyser over.

Storage Recess: 6' 3" x 2' 10" (1.91m x 0.87m)

Garage: 15' 11" x 8' 8" (4.84m x 2.64m) Up and over door.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

EPC: The buildings are presently utilised for storage only. As there is no current configuration for an 'office', the classification for Energy Performance Certification is as a 'low energy building' (storage with no fitted heating or expectation of heating) and on that basis an EPC is not a requirement.

Tenure: Freehold with Vacant Possession upon Completion.



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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.

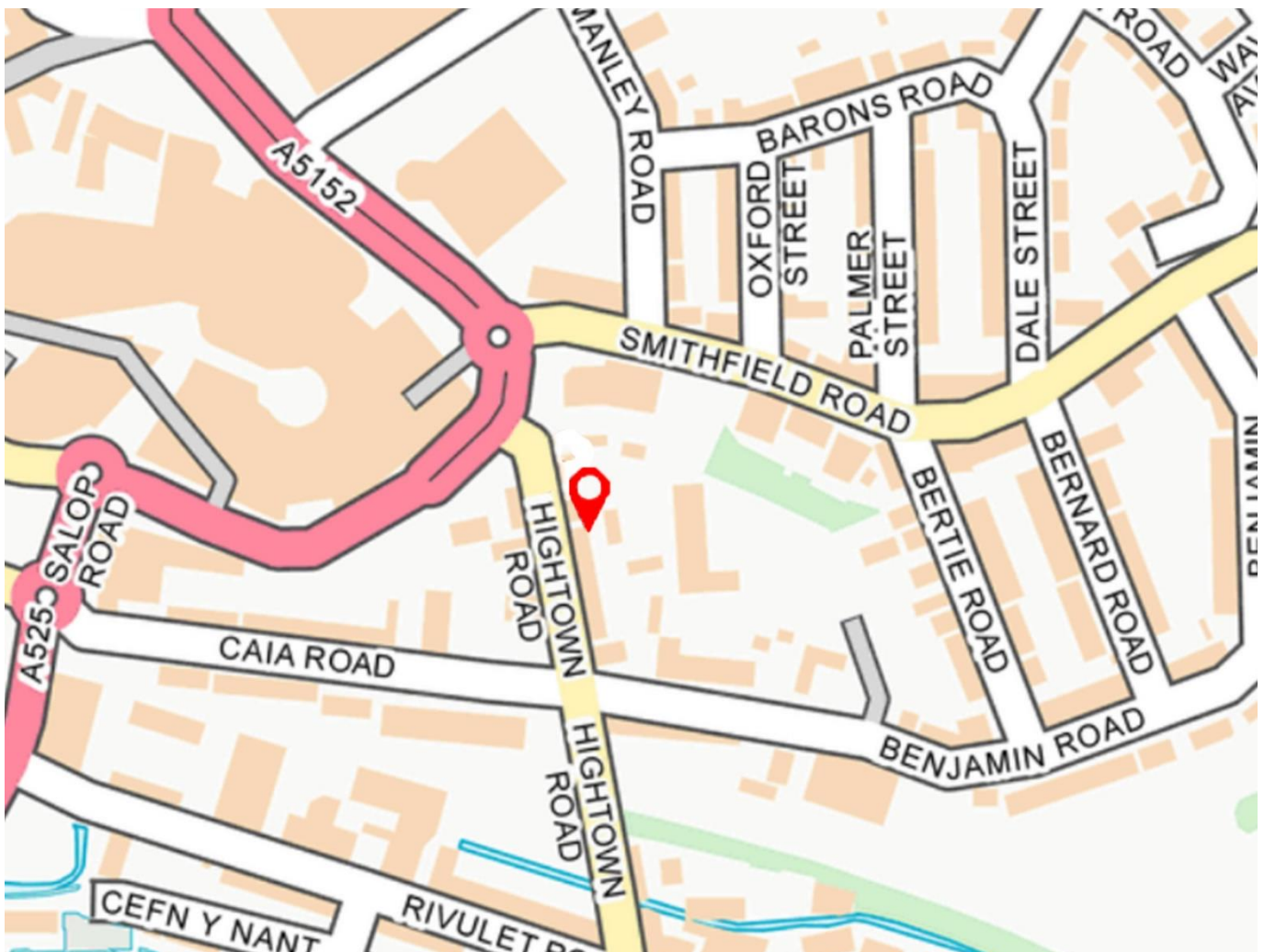
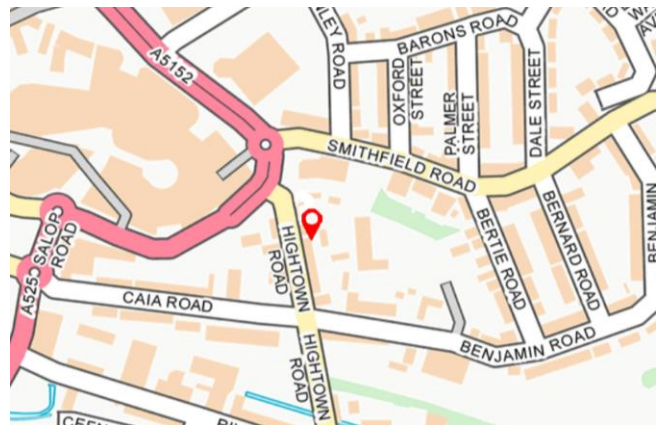
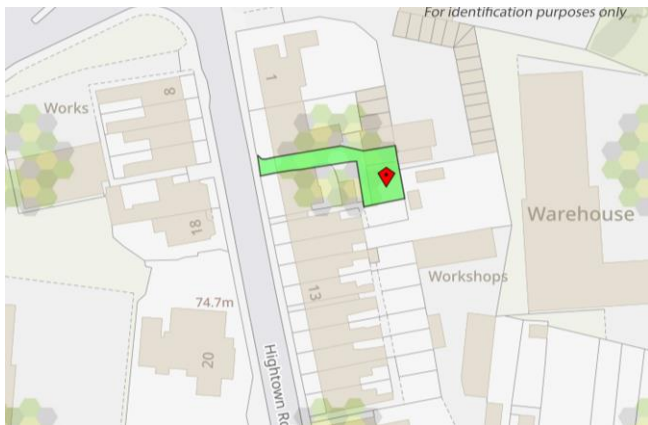
Method of Sale: The property will be offered for sale by public auction at Lion Quays Hotel, Oswestry on Thursday 26th June 2025.

The sale will commence at 2.00pm. Interested parties can be present and bid in the room on the day. Registration of bidders will take place prior to the sale. You will need identification to register. Bids can also be made live and online via the Agent's website at www.bowen.uk.com and clicking the Auctions tab. Bidding online will be subject to prior registration, which will require contact with us before the day of the sale.

Buyer's Premium: Please note that the buyers will be responsible for paying a buyer's premium in addition to the purchase price set at £2,400 inclusive of VAT. For further details on fees, please consult the legal pack.

Legal Pack: An auction legal pack will be available from the Agent's Wrexham offices approximately two weeks prior to the sale date.

Directions: From the Agent's King Street Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue ahead on the ring road, continuing ahead at each roundabout including the roundabout at Tesco Superstore. After passing Mecca Bingo on the left, prepare to take the left-hand turning off the roundabout onto Hightown Road. On Hightown Road the entrance to the property will be observed after the first pair of semi-detached bungalows.





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