

BOWEN

PROPERTY SINCE 1862



To Let - £800 pcm

Upper Floor Offices, 2 Church Street,
Chirk, Wrexham LL14 5HA

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General Remarks

A suite of upper floor offices at the heart of Chirk available for immediate occupation under flexible lease terms. The property is prominently situated within the Town Conservation Area, next-door to the historic Church. Parking is available along Trevor Road adjoining. The property comprises three spacious first-floor offices together with ladies and gents w.c.'s and kitchenette/staff-room, together with an additional office and store room at second floor level.

Accommodation

Ground Floor Entrance: With staircase to:

First Floor Landing: 11' 2" x 7' 7" (3.41m x 2.30m)
Period window. Picture rail.

Office 1: 18' 3" x 15' 9" (5.55m x 4.80m) Two electric night storage heaters. Dado rail. Smoke alarm. Feature ceiling.

Office 2: 18' 4" x 12' 5" (5.58m x 3.79m) Electric night storage heater. Smoke alarm. Two walk-in store cupboards.

Office 3: 13' 4" x 13' 2" (4.07m x 4.01m) Electric night storage heater. Dado rail. Smoke alarm.

Rear Landing:

Gent's WC (off): 5' 6" x 4' 4" (1.68m x 1.32m)
Fitted with a two piece suite comprising close flush w.c. and corner wall mounted wash hand basin. Hot water geyser.

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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.

Staffroom/Kitchenette: 12' 4" x 11' 4" (3.75m x 3.46m) With Kitchenette Area having one-and-a-half-bowl stainless steel single drainer sink unit with base storage cupboards together with space for refrigerator. Loft access-point.

Second Floor Landing: 10' 4" x 7' 5" (3.14m x 2.27m)

Office 4: 18' 6" x 16' 3" (5.63m x 4.95m) Smoke alarm.

Storeroom: 18' 6" x 17' 11" (5.64m x 5.47m)

Lease: The property is available for immediate occupation on flexible lease terms. The lease is to be created under the terms of the Landlord and Tenant Act 1954. The in-going tenant will be responsible for the landlord's reasonable legal costs.

EPC: EPC Rating - 122|E.





Viewings: By prior appointment with the Agents.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. Heating is via individual electrical appliances. Water heating is via instant heat electric geysers.

Tenure: The property is available to let on flexible lease terms under the Landlord and Tenant Act 1954.

Directions: The property will be located at the heart of Chirk next to the historic Church close to the junction of Church Street and Trevor Road.





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