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High Street, Coedpoeth LL11 3RY
£350,000

A mixed-use investment opportunity FOR SALE positioned on Coedpoeth High Street, comprising four income-producing units made up of one commercial premises and three self-contained residential flats, all currently let. The commercial unit at 29 High Street is occupied by the long-established hair salon Perfect Image, who wish to continue their tenancy. The premises have been specifically designed for the current business, providing a reliable commercial income stream.
The residential accommodation comprises three flats. Flat 27A is a first floor flat offering flexible one or two bedroom accommodation with kitchen and bathroom. Flat 27 is a ground floor one bedroom flat with kitchen, living room and shower room. Flat 29 is a first floor one bedroom flat accessed via an external staircase, comprising a kitchen, living/dining area, bedroom and bathroom.
Each residential flat is currently rented at approximately £500 per calendar month, with two long-term tenants in situ, creating an established income profile alongside the commercial unit.
Externally, there is a shared rear courtyard with store room and access to the flats, together with a public car park directly behind the property providing ample parking.
Located in the heart of Coedpoeth, a popular village on the outskirts of Wrexham, the property offers a ready-made investment with multiple income streams in a well-connected location.

- MIXED-USE INVESTMENT OPPORTUNITY ON COEDPOETH HIGH STREET
- FOUR INCOME-PRODUCING UNITS
- ONE COMMERCIAL PREMISES AND THREE SELF-CONTAINED FLATS
- THREE RESIDENTIAL FLATS ALL CURRENTLY LET
- EACH RESIDENTIAL FLAT ACHIEVING £500 PER CALENDAR MONTH
- TWO LONG-TERM RESIDENTIAL TENANTS IN SITU
- PURPOSE-DESIGNED COMMERCIAL UNIT PROVIDING RELIABLE RENTAL INCOME
- SHARED REAR COURTYARD WITH DETACHED STORE ROOM
- PUBLIC CAR PARK LOCATED DIRECTLY TO THE REAR OF THE PROPERTY
- POPULAR VILLAGE LOCATION ON THE OUTSKIRTS OF WREXHAM

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EPC Ratings

Shop Premises - 29 High Street - Rating 92 - D
First Floor Flat - 29 High Street - Current Rating 64 - D. Potential Rating 73 - C
Ground Floor Flat - 27 High Street - Current Rating 71 - C. Potential Rating 78 - C
First Floor Flat - 27 High Street - Current Rating 73 - C. Potential Rating 78 - C

Mixed-Use Investment Opportunity – Four Let Units

A versatile and income-producing mixed-use property occupying a prominent High Street position in Coedpoeth, comprising one commercial premises and three self-contained residential flats, all currently let. The property benefits from long-term tenants, a popular village location and rear parking

Commercial Premises (Hair Salon)

Currently occupied by the established hair salon "Perfect Image", who wish to continue their tenancy. The premises have been purpose-designed for the current business, making it a strong long-term commercial let.
Accommodation briefly comprises:

Main Salon Area:
Gloss tiled flooring, front display window and entrance door, three panelled radiators, recessed LED lighting and ceiling light point.

Wash Room / Kitchen Area:
Accessed via a step up, with tiled flooring, sink unit, built-in wall and base units with work surface, storage cupboard, recessed LED lighting, door to rear courtyard and access to WC.

WC:
Low-level WC, vinyl flooring and recessed LED lighting.

Flat 27A – First Floor Flat

Accessed via a uPVC double-glazed entrance door leading into an entrance hall with original tiled flooring, ceiling light point and staircase to the main accommodation.
Accommodation comprises:

Landing / Living Area:
A versatile space currently used as a dining and sitting area, with uPVC double-glazed window to the rear, carpet flooring, two panelled radiators, loft access and two ceiling light points.

Kitchen:
Fitted with wall, drawer and base units with complementary work surfaces, 1½ stainless steel sink with mixer tap, space for fridge-freezer, cooker and washing machine, vinyl flooring, ceiling light point and extractor fan.

Inner Hallway:
Ceiling light point and access to the bathroom.

Bathroom:
Three-piece suite comprising low-level WC, wash hand basin and panelled bath, part-tiled walls, vinyl flooring, radiator, ceiling light point, frosted uPVC double-glazed window to the rear and wall-mounted combination boiler.

Living Room / Bedroom Two:
uPVC double-glazed window to the front, electric fire, wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom One:
uPVC double-glazed window to the front, wooden laminate flooring, panelled radiator and ceiling light point.

This flat offers flexible use as either a one-bedroom

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with multiple reception areas or a two-bedroom layout.

Flat 27B – Ground Floor Flat

Accessed from the rear via a uPVC double-glazed entrance door.

Kitchen:
Fitted with wall, drawer and base units with complementary work surfaces, integrated electric oven, hob and extractor, stainless steel sink with mixer tap, space for fridge-freezer and washing machine, under-stairs storage cupboard, wall-mounted combination boiler, uPVC double-glazed window to the rear/side and ceiling light point.

Living Room:
uPVC double-glazed window to the rear, wooden laminate flooring, panelled radiator, ceiling light point and door to bedroom.

Bedroom:
uPVC double-glazed window to the front, wooden laminate flooring, panelled radiator and ceiling light point.

Shower Room:
Three-piece suite comprising low-level WC, wash hand basin and enclosed shower cubicle with electric shower, vinyl flooring, PVC splash-back walls, radiator, ceiling light point and uPVC double-glazed window to the side.

Flat 29 – First Floor Flat

Accessed via an external iron staircase leading to a composite entrance door.

Accommodation comprises:

Kitchen:
Fitted with wall, drawer and base units with complementary work surfaces, integrated electric oven, hob and extractor, stainless steel sink with mixer tap, space for washing machine and fridge-freezer, panelled radiator, ceiling light point, wall-mounted combination boiler, PVC splash-backs and a mixture of vinyl and laminate flooring.

Living / Dining Area:
Two uPVC double-glazed windows to the front elevation, wooden laminate flooring, two panelled radiators and two ceiling light points.

Bedroom:
Wooden laminate flooring, panelled radiator, ceiling light point and door to bathroom.

Bathroom:
Three-piece suite comprising low-level WC, wash hand basin and enclosed shower cubicle, wooden laminate flooring, panelled radiator, ceiling light point and frosted uPVC double-glazed window to the rear.

External Areas

To the front, the property fronts directly onto Coedpoeth High Street.
To the rear, there is a public car park with ample parking provision.
A timber gate provides access to a shared communal courtyard, laid with a mixture of lawn and block paving, with:
Detached store room
Access to Ground Floor Flat 27
Access to First Floor Flat 29

Additional Information

All flats currently let, each generating approximately £500 pcm
Two residential tenants are long-term
Commercial tenant is established and wishes to remain
All boilers are Worcester combination boilers and have been serviced

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Landlord confirms lighting checks are completed and up to specification

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

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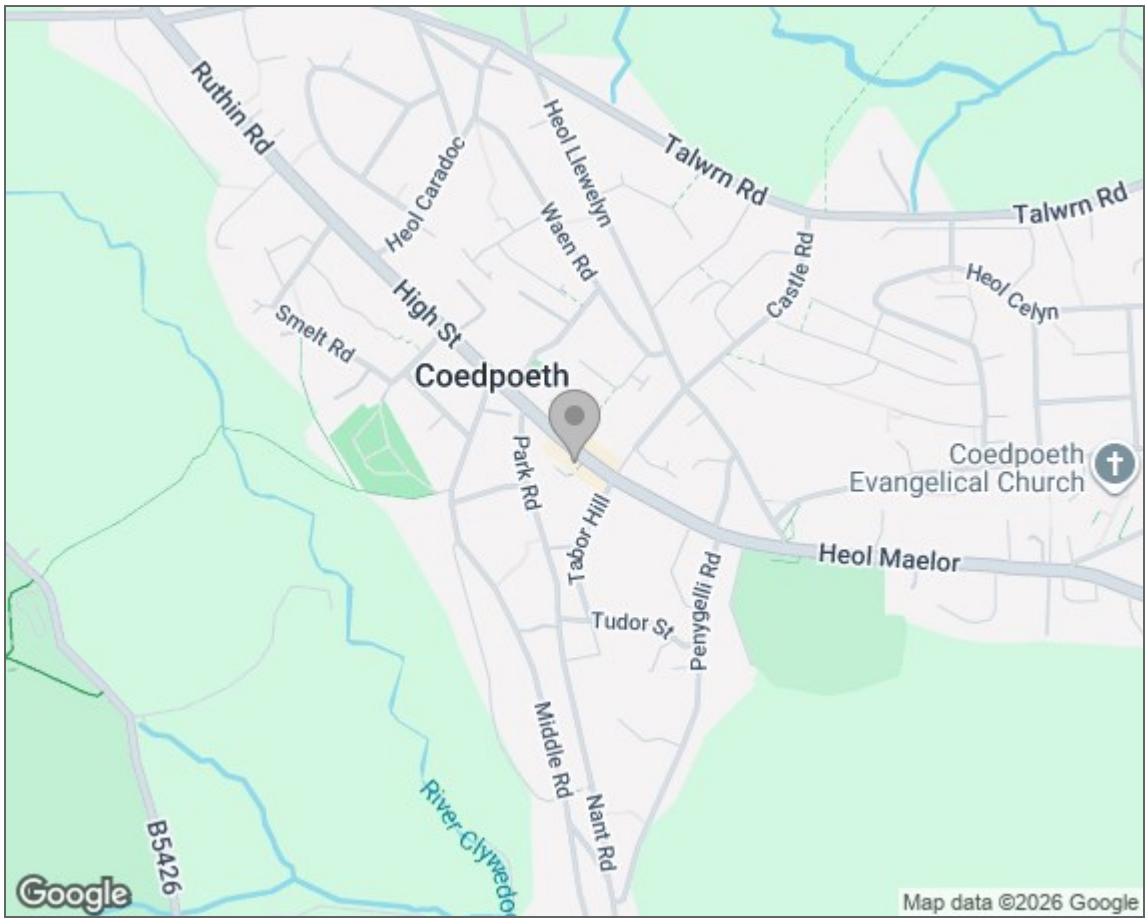

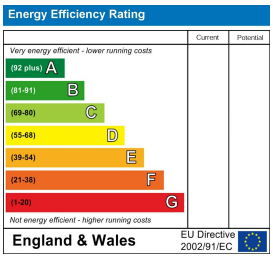

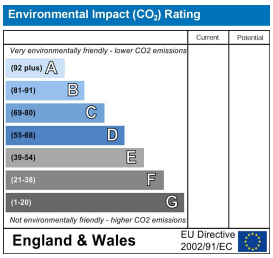

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