



18A

Wrexham | | LL12 9ET

£160,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# 18A

Wrexham | | LL12 9ET

**ATTENTION INVESTORS – MIXED-USE INVESTMENT WITH TENANTS IN SITU** Situated on the High Street in the popular village of Caergwrlle is this mixed-use investment opportunity comprising a ground floor commercial unit and a two bedroom residential property, both to be sold with tenants in situ, providing immediate rental income from completion. The ground floor commercial premises is currently occupied on a long-term lease and operates as a hairdressing salon. The unit is well-equipped for its current use, benefitting from wash stations, styling points, power, lighting and an independent boiler system. To the rear of the commercial premises there is also a useful separate WC. The residential accommodation is accessed via a pathway to the side of the property and comprises a kitchen, living room and staircase leading to the first floor. The landing provides access to two bedrooms and a spacious bathroom. The principal bedroom has been partitioned to create two separate areas, offering flexibility of use, subject to any necessary consents. Externally, the property benefits from a generous rear garden which has been landscaped to include lawned areas, decking and paved seating spaces, providing an attractive outdoor environment for the residential tenant. Caergwrlle is a well-established and popular village offering a range of local amenities including convenience stores, eateries, public houses, schools and medical facilities. The village benefits from its own railway station, providing services to Wrexham, Bidston and connections to Chester and Liverpool, whilst the nearby A55 and A483 offer excellent road links across North Wales, Chester and the wider North West. This represents an excellent opportunity for investors seeking a property with established tenants and immediate income potential.

- MIXED USE INVESTMENT OPPORTUNITY
- COMMERCIAL UNIT & RESIDENTIAL PROPERTY
- TENANTS IN SITU - IMMEDIATE RENTAL INCOME
- TWO BEDROOM RESIDENTIAL ACCOMMODATION
- POPULAR VILLAGE LOCATION
- SPACIOUS REAR GARDEN
- SEPARATE WC TO COMMERCIAL UNIT
- RAIL & ROAD LINKS NEARBY



### **Hairdressers**

Leased to a hairdressers and fitted with the relevant equipment with lighting, tiled floor, window to front, radiators and separate boiler system.

The EPC rating for the commercial unit is 51C

### **WC**

Located to the rear of the property, a separate additional WC.

### **Residential Property**

Path leads alongside the property to the rear where there is access to the residential home, currently tenanted.

The EPC rating for residential property is 48E.

### **Kitchen**

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated oven and hob, space for further appliances. Wooden laminate flooring, stainless steel sink unit, radiator, breakfast bar, ceiling light point, wooden window to side/rear.

### **Living Room**

UPVC double glazed window to the rear. Fireplace with back boiler, wooden laminate flooring, radiator, ceiling light point and stairs to first floor.

### **Landing Area**

Landing area with storage cupboard, carpeted flooring, access to loft, doors to bedrooms and bathroom.

### **Bedroom One**

Partitioned into two rooms with two uPVC double glazed windows to the front, carpeted flooring, two ceiling light points and radiator.

### **Bedroom Two**

Wooden window to rear, radiator, carpeted flooring and ceiling light point.

### **Bathroom**

Spacious three piece suite bathroom with WC, pedestal wash hand basin and bath with shower over. Vinyl flooring, ceiling light point, part tiled walls, radiator and cupboard with shelving. Frosted wooden window to rear.

### **Outside**

To the rear the garden has a paved patio area, decorative stones, lawned garden, raised decking and storage shed. To the boundaries are a mixture of stone walls and fencing.

### **Additional Information**

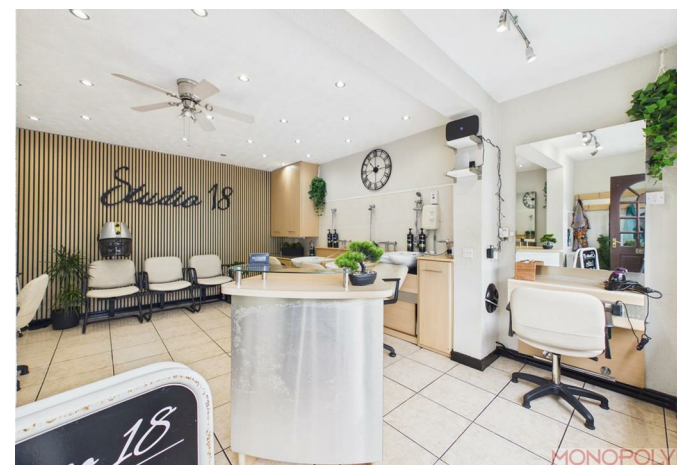
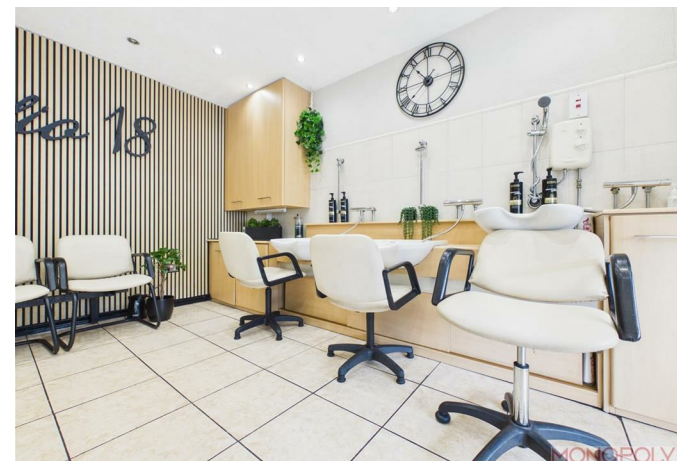
The current rental income is £400.00 pcm for the hairdressers and £550 pcm for the rental income.

### **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.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 896 ft<sup>2</sup>  
 83.1 m<sup>2</sup>

**Reduced headroom**  
 10 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

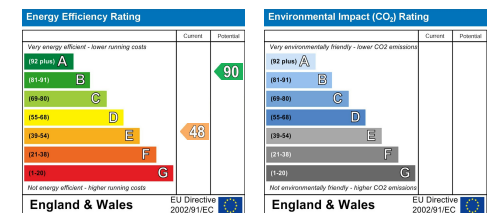
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