

BOWEN

PROPERTY SINCE 1862



Asking Price £360,000

26-27 West View, Chirk, Wrexham, LL14 5HN



Mixed Commercial & Residential Property

26-27 West View, Chirk, Wrexham, LL14 5HN

General Remarks

A rare opportunity to acquire a versatile commercial unit together with a separate self-contained 2/3 bedroom maisonette located in the popular town of Chirk. The property benefits from off-road parking to the rear.

The commercial unit was formerly used as a restaurant/takeaway, but the property offers a good trading opportunity for a variety of business uses as either one unit or split into two separate units. This property provides an ideal investment opportunity or for potential purchasers to acquire a property with the potential to run a business on the ground floor whilst living in a comfortably appointed apartment above.

Location: The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Public Houses and both Infants/Junior school as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry & Shrewsbury, as well as the cities of Wrexham and Chester. Chirk also has a railway station providing services to Birmingham & Chester.



Accommodation

Commercial Unit:

Part Glazed uPVC Entrance Door:

Room 1: 25' 7" x 12' 2" (7.80m x 3.72m) Street front double display window, spotlights and speaker system to ceiling, 3x radiators. Understairs storage cupboard with shelving.

Room 2: 22' 10" x 14' 4" (6.97m x 4.38m) Street front double display window, uPVC door to rear parking area, spotlights and speakers to ceiling, 2x radiators.

Room 3: 11' 5" x 6' 11" (3.49m x 2.10m) Speakers to ceiling, radiator.

Inner Hallway Leading to:

W.C.: Low level w.c., vanity sink unit with mixer tap, electric hand dryer, spotlights to ceiling, extractor fan, radiator.

Accessible W.C.: Low level w.c., pedestal wash hand basin, electric hand dryer, handrails, radiator.

Storeroom: 17' 8" x 8' 8" (5.38m x 2.64m) Double doors to rear parking area, double sink unit.

Kitchen: 14' 0" x 10' 6" (4.26m x 3.21m) Stainless steel panelling, commercial extractor system, uPVC half glazed door to rear.

Maisonette:

Entrance Hallway:

W.C.: Low level w.c., pedestal wash hand basin, radiator.

Stairs to First Floor Living Area: Two radiators, understairs storage cupboard.

Living Room: Coal effect electric fire, with timber mantel and marble effect surround and hearth, radiator.

Dining Area/Bedroom 3: Radiator.

Kitchen: Fitted wood effect wall and base units with wood effect work tops above, stainless steel sink and drainer,

partly tiled walls, 'Beko' fridge/freezer, 'Logik' washing machine, white venetian fitted blind, extractor fan, radiator.

Larder Area: Timber shelving.

Bathroom: Pedestal wash hand basin, panel bath with mixer tap and electric 'Triton' shower above, partly tiled walls, vinyl floor covering, extractor fan, radiator. Storage cupboard.

Separate W.C.: Low level w.c., radiator.

Stairs to Second Floor Landing Area: With airing cupboard housing a radiator.

Bedroom 1: Radiator

Bedroom 2: Radiator.

Outside: To the front there is good window display frontage, with ramped access to the unit from the side. To the rear there is off road parking with rear access into the unit and to the apartment.

Services: We understand the property benefits from mains water, drainage, gas and electricity.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Council Tax & Business Rates:

26A West View (Maisonette) Council Tax Band 'B' 26'

27 West View (Commercial Unit) Rateable Value from 1st April 2026 - £9,100. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Local Authority: Wrexham County Borough Council - Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU. Tel: 01978 298990

EPC Ratings: 26A West View (Maisonette) - 74|C

26-27 West View (Commercial Unit) - 59|C







Viewings and Further Information: For further information or to arrange a viewing please contact the selling agents Ellesmere office on (01691) 622534.

Directions: From the agent's office in Ellesmere proceed to Chirk. Upon entering the town proceed along Holyhead Road before taking a right-turn into West View where the property can be identified on the left-hand side.

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