

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess £180,000

32, 34 & 36, High Street, Coedpoeth,  
Wrexham LL11 3SB

🏠 2 Bedrooms

🚿 1 Bathroom

## 32, 34 & 36, High Street, Coedpoeth, Wrexham LL11 3SB



### General Remarks

**For sale by Public Auction on the 18th June 2026 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.**

A freehold mixed-use (commercial and residential) investment opportunity comprising a vacant ground floor retail shop unit comprising a spacious sales area of 1420 square feet together with associated office, rear and basement stores and WC. On the first floor there is separate self-contained living accommodation comprising a two bedroom residential flat. There is further development potential, subject to planning and building regulation approval, for two further flats, reducing the floor area of the spacious shop. The whole is situated centrally within this busy village close to the main car park. Shop EPC Rating - 77|D. Flat EPC Rating - 68|D.

### Accommodation

**Main Retail Shop Area:** 40' 5" x 35' 1" (12.33m x 10.69m) Approximately 132 square metres - approximately 1420 square feet having glazed shop frontage. False ceiling with built-in air-conditioning unit and lighting. Fire alarm including smoke/heat detector system. Tiled flooring.

**Rear Shop/Store:** 20' 4" x 7' 9" (6.20m x 2.35m) Fitted stainless steel single drainer sink unit. Wall mounted gas fired combination-type boiler. Heat detector.

**Office:** 9' 1" x 7' 8" (2.77m x 2.34m) Radiator. Heat detector.

**WC:** 7' 9" x 5' 3" (2.35m x 1.59m) Fitted with a low level suite and wash hand basin. Radiator. Quarry tiled floor. Extractor fan.

**Basement Store 1:** 15' 0" x 8' 4" (4.57m x 2.54m) Quarry tiled flooring.

**Basement Room 2:** 16' 9" x 11' 5" (5.10m x 3.47m) Quarry tiled flooring.

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**On The First Floor:**

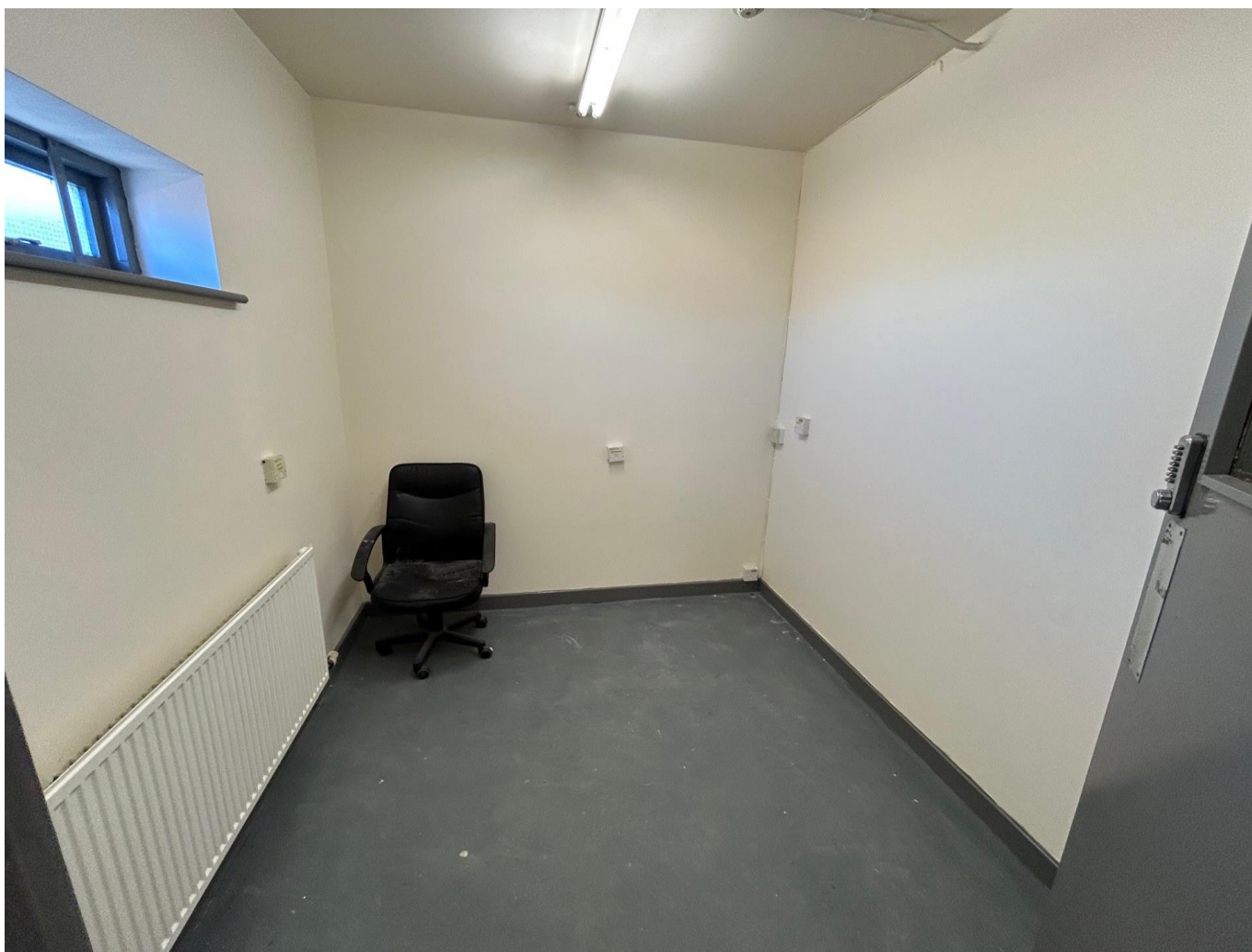
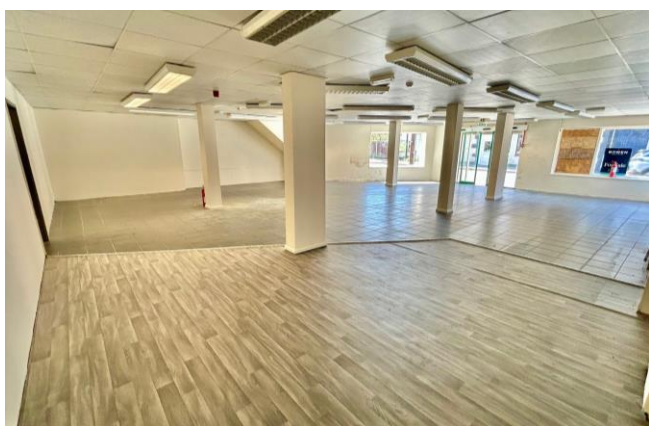
**RESIDENTIAL FLAT:** Ground Floor Entrance Hall with staircase to First Floor Landing.

**Living Room:** 20' 1" x 8' 5" (6.12m x 2.56m) Fitted carpet. Two Radiators. Double glazed windows to front and rear. Television aerial point. Loft access-point. Two ceiling light points. Power points. Thermostat control for Gas Central Heating Boiler.

**Inner Hallway:** Smoke alarm. Recess with space and plumbing for automatic washing machine. Wall mounted gas fired central heating boiler. Power points. Ceiling light point.

**Kitchen:** 11' 3" x 10' 7" (3.43m x 3.23m) Fitted with a range of pine base and wall storage cupboards together with laminate worktop surfaces and one and a half bowl composite sink unit. Built-in electric oven with gas hob above. Tiling to work areas. Double glazed window. Space for refrigerator. Strip light fitting. Radiator. Power points. Vinyl flooring. Space for dining table.

**Bedroom 1:** 11' 5" x 11' 2" (3.47m x 3.40m) Double glazed window. Radiator. Built-in wardrobe. Fitted carpet. Ceiling light point.









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