

BOWEN

PROPERTY SINCE 1862



Offers in the region of £320,000

Wrexham Methodist Church, Regent Street,
Wrexham LL11 1RY

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General Remarks

Having a gross floor area extending to around 730 square metres (7800 square feet) of mainly first floor Wrexham City Centre accommodation, Wrexham Methodist Church has excellent potential for a wide range of alternative uses. The property was purpose-built during 1970/71 and features a large Worshiping Hall: (255 sq.m./2950 sq.ft.), Hall: (111 sq.m./1200 sq.ft.), Church Lounge (82.6 sq.m./890 sq.ft.), supported by a range of ancillary rooms including WC's and Meeting Room: 22'2" x 16'2" (353 sq.ft.), Shower and fully equipped Commercial Kitchen. The property is of modern construction and is available as a freehold with vacant possession of the upper floor church accommodation. The ground floor retail area is the subject of a long lease (see below).

Accommodation

Ground Floor Entrance: Approached through a double glazed door. Double glazed window to side. Understairs art display area. Display cupboard off. Lift and staircase to First Floor.



Entrance Staircase: Half Landing with full height double glazed windows overlooking City Centre.

Entrance Foyer: 30' 8" x 17' 0" (9.35m x 5.19m) Ornate brickwork to display area with part glazed roof above. Glazed window to Office. Window overlooking street level.

Church: 62' 8" x 47' 3" (19.1m x 14.4m) High ceiling to approximately 5 metres having exposed supporting timberwork. Full width glazed natural lighting to north-facing window and three "Velux" style roof-lights. Part exposed concrete and brickwork.

Hall: 34' 11" x 34' 2" (10.63m x 10.42m) Laminate timber effect flooring. Exposed brickwork to walls. High ceiling with exposed beams and joists. Full width, high level windows for natural lighting. Plant cupboard and Storeroom off.

Walk-In Stores:

Stores: 22' 2" x 19' 6" (6.75m x 5.95m)

Creche: 12' 6" x 11' 5" (3.81m x 3.47m) Roof-light. Walk-in storage cupboard (off).

Prayer Room: 10' 11" x 9' 8" (3.32m x 2.94m) Roof-light. Walk-in storage cupboard (off). Access door to Main Church.

Junior Church: 18' 10" x 12' 10" (5.73m x 3.91m) Two roof-lights.

Church Lounge: 38' 11" x 25' 3" (11.87m x 7.70m) Full length glazing to street level. Recessed seating. Servery to Kitchen.

Kitchen: 24' 5" x 10' 10" (7.44m x 3.31m) Fully fitted stainless steel finished commercial kitchen having professional range cookers with gas hobs together with food preparation area, two sinks and large extractor etc. Shutter serveries to Church Lounge and Hall.

Rear Lobby: 17' 11" x 4' 6" (5.46m x 1.37m) Storeroom/Heating Control Room(off). Staircase to roof and upper-floor emergency exit via crash bar.

Store Room:

Hallway off Entrance Foyer: Full length storage cupboards.

Office: 14' 10" x 10' 0" (4.53m x 3.04m) with store cupboard.

Meeting Room: 22' 2" x 16' 2" (6.75m x 4.94m) Full length windows overlooking street level. Built in storage cupboards.

Lobby: Access doorway to Church.

Vestry: 11' 5" x 10' 0" (3.48m x 3.06m) Windows overlooking street level and Store Room (off).

Off Entrance Foyer:

Mobility WC: 7' 4" x 5' 10" (2.24m x 1.77m)

Shower:

Ladies WC: 15' 4" x 9' 6" (4.67m x 2.90m)

Gents WC: 22' 2" x 8' 0" (6.75m x 2.43m)

Note: For layout of accommodation please see attached floor plan.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The heating is understood to be to be a combination of warm air convector heaters and radiators. The property has a fitted fire alert system with smoke alarm sensors throughout. The Boiler Room is located on the roof with access via the rear stair and upper floor doorway.









Outside: At street level alongside the tower there is a recognised pull in with drop-kerb for vehicle access. The tower provides the entrance to the building from Regent Street and houses the lift shaft. See attached plan.

Location: The property is situated on Regent Street, Wrexham City Centre within walking distance of all the major retail zones including banks, building societies, restaurants and recreational facilities etc.

Tenure: The freehold property incorporates both the Church at First Floor level and the three Ground Floor Shops, one of which is a double unit. The Ground Floor is

leased to an investor (head lessee) for a term of 150 years from the 1st of January 1972 at a nominal rent of £1 per annum. Sub-leases of the individual shops have been granted and the identities of the head-lessee and sub-lessees have changed over time. The obligations of the head-lessee are to pay the yearly rent, insure the shops at full reinstatement value and to keep all additions and fixtures etc. in "good tenable repair and condition". Also, to re-paint the exterior every seven years. The premises are to be returned in good repair at the end of the lease in 2122. The units may only be used as shops or offices as

defined by planning law, but not to sell, keep or supply intoxicating liquors on the premises as a whole nor allow gambling in any form. There are other standard covenants. In return the landlord must give quiet enjoyment, keep the Church "in a substantial state of repair and condition", including the roof and to repair and clean all gutters, downspouts and drains. Also to insure the Church at full reinstatement value.

Directions: See City Centre plan attached.

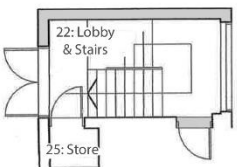
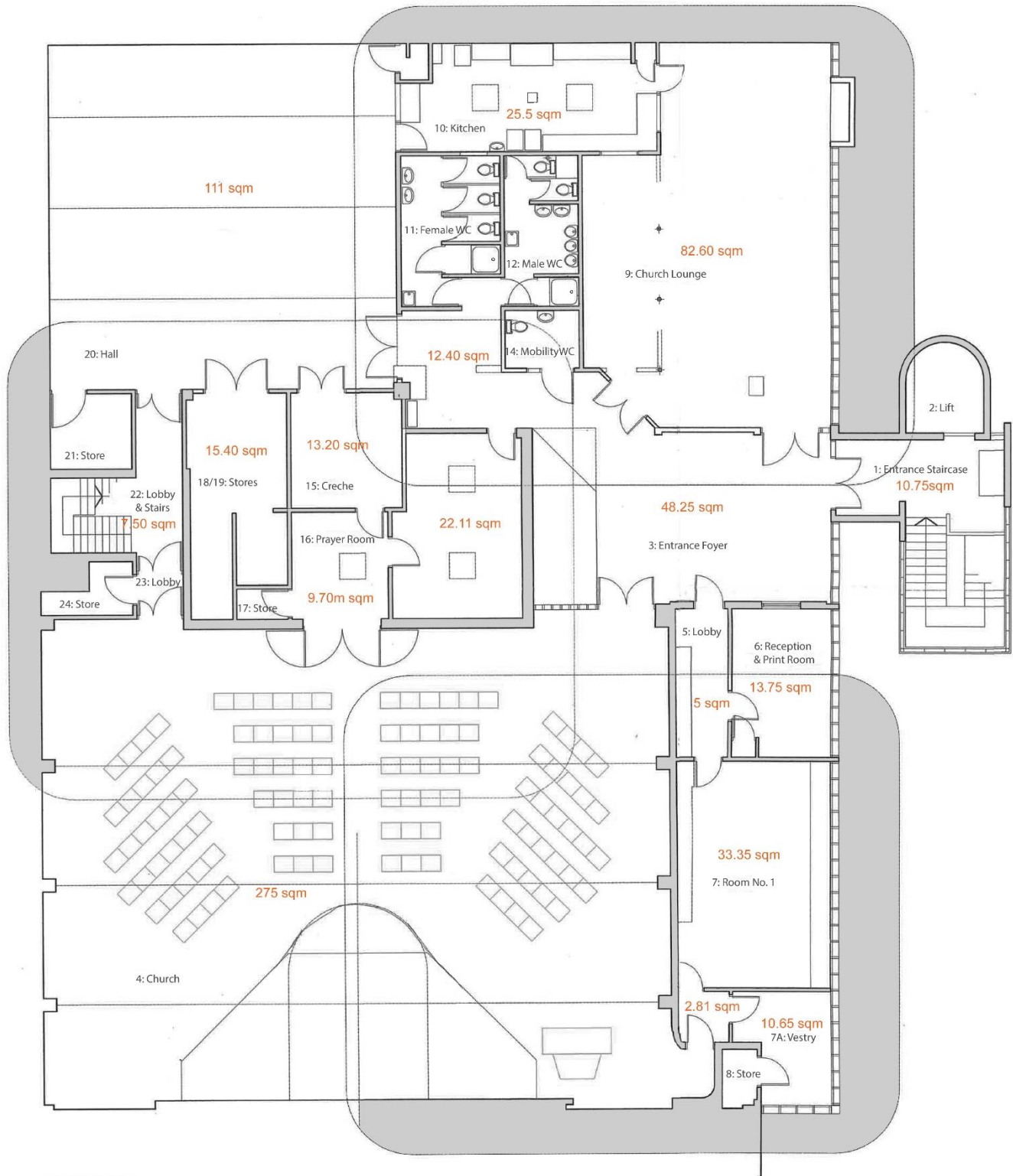
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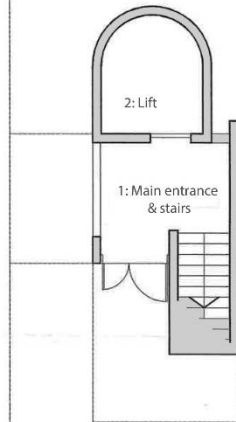


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ROOF LEVEL PLAN



STREET LEVEL PLAN

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