

Guide in excess £300,000

18 Salisbury Road, Wrexham LL13 7AS

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PROPERTY SINCE 1862

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An extremely useful range of workshops and offices for immediate occupation, together with hard-standing yard or in conjunction with the adjoining area of former garden allotments a residential development opportunity subject to planning permission. The two areas of site are outlined on the attached plan and extend to dimensions of approximately 1500 square metres each (0.39 acres each) or in total approximately 3000 square metres (approximately 0.75 acres). The property is situated less than half a mile from the City Centre and all amenities.

The Site: The site comprises currently a commercial yard/factory with associated offices. The offices comprise a two storey brick and slate block of accommodation (see below) having double glazing beneath a slate-clad roof. Adjoining is a single storey rendered and blockwork extension beneath a corrugated roof, also having double glazed windows. Opposite the outbuilding are a pair of brick-built offices/workshops having corrugated roofs supported by timber and metal framing. There are double access doors to the front and PVCu double glazed windows for natural light. Mains services are connected. Beyond the buildings there is a hardcore hardstanding yard bounded by high walling - see attached plan.

Office Block:
On The Ground Floor:
Hallway: to:
Reception: 23' 2'' x 17' 0'' (7.07m x 5.17m)
Meeting Room: 11' 6'' x 9' 9'' (3.50m x 2.96m)
Ladies WC: 13' 11'' x 3' 6'' (4.24m x 1.06m)
Gents WC: 13' 11'' x 3' 6'' (4.24m x 1.06m)
Utility Room/Boiler Room: 16' 2'' x 4' 8'' (4.92m x 1.43m)

On The First Floor:
Landing 1: 9' 4'' x 7' 3'' (2.84m x 2.20m)
Main Office: 22' 9'' x 16' 6'' (6.93m x 5.02m)
Office (off): 14' 10'' x 12' 2'' (4.53m x 3.71m)
Landing 2: 11' 4'' x 5' 0'' (3.46m x 1.53m)
Office: 11' 7'' x 8' 4'' (3.53m x 2.53m)
Office: 16' 2'' x 11' 1'' (4.94m x 3.39m)
Single Storey Addition (Ground Floor): 26' 6'' x 15' 5'' (8.08m x 4.70m)
Workshop 1: 56' 9'' x 27' 9'' (17.29m x 8.47m) Approximately 146 square metres (approximately 1570 square feet).
Storeroom: 31' 2'' x 15' 0'' (9.51m x 4.58m) Approximately 52 square metres (approximately 560 square feet).
Workshop 2: 43' 2'' x 35' 5'' (13.16m x 10.80m) Approximately 142 square metres (approximately 1525 square feet).

Outside: The property is approached off Salisbury Road via a vehicular right of way to high sturdy lockable iron gates. The gates lead to a Parking Yard in front of the properties with Storage Yard beyond as per the attached plan.

The Allotments Site: Adjoining the southern boundary of the above site is an area extending to a further 1500 square metres or so (approximately 0.39 acres) comprising a walled portion of former allotments. The allotment portion has a pedestrian access off Percy Road. See attached plan for identification purposes only.

Rateable Value: The RV for the property for business rate year 2026/2027 is understood to be £22,250.

Planning: The property is situated inside the settlement boundary of the city centre and accordingly, subject to planning permission, carries potential for redevelopment. The vendors have had an architectural solution for a scheme of 12x residential apartments on the site. See proposed plans attached.

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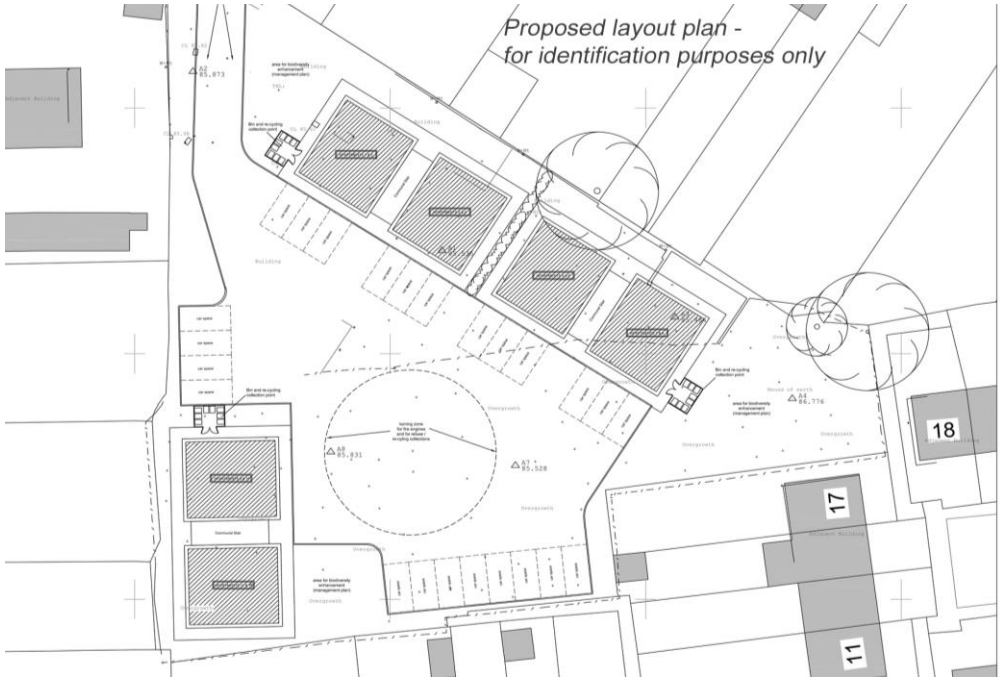
1 King Street Wrexham LL11 1HF

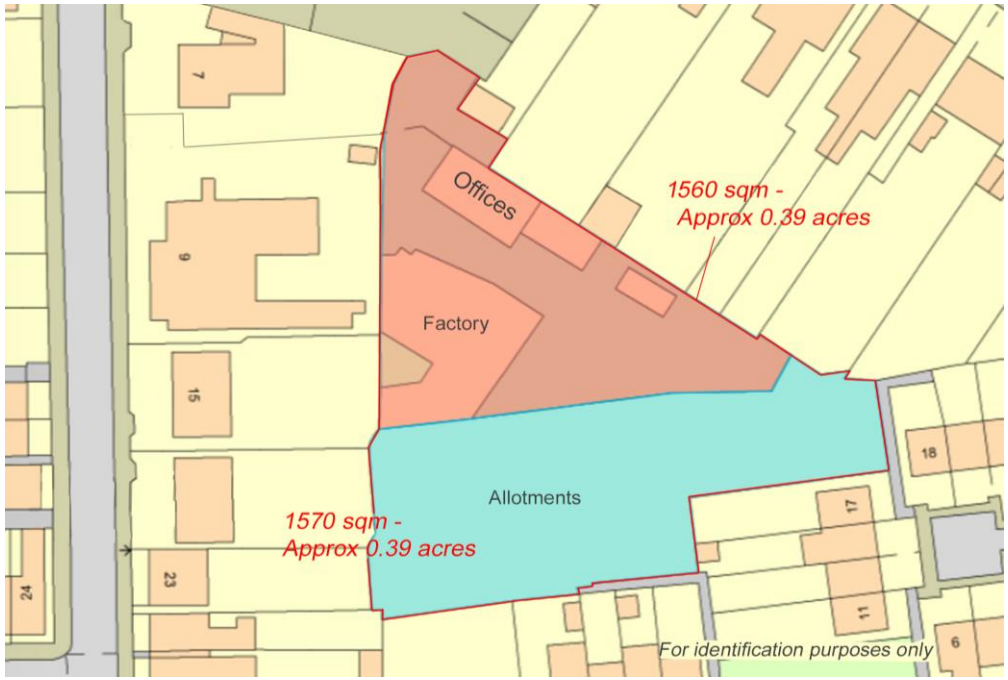
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.




Nautilus


Proposed layout plan -
for identification purposes only
18
17
11


Offices
1560 sqm -
Approx 0.39 acres
Factory
Allotments
1570 sqm -
Approx 0.39 acres
For identification purposes only
7
9
15
23
24
18
17
11
6

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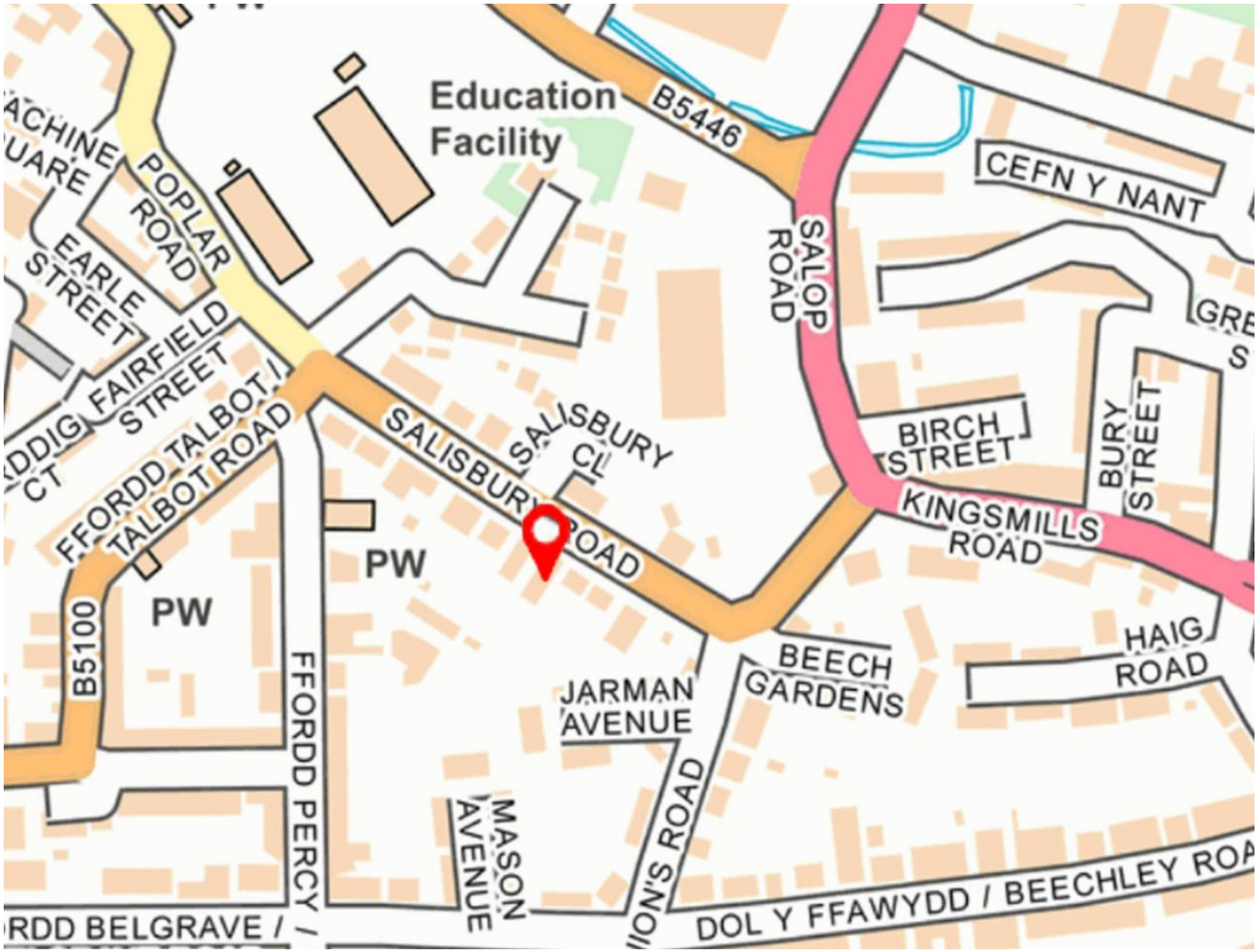
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Note: The current occupier of the property does own the Modular Building/Office on the site and a Container. If prospective buyers do not require these, they can be removed.

Tenure: The property is understood to be held on the basis of the freehold interest with full vacant possession available upon completion.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

Directions: From the Agents Wrexham Offices proceed down Regent Street passing through the city centre (past McDonalds) descending Hill Street to the junction with Brook Street at which turn left. At the traffic lights turn right onto Pen y Bryn and near the top of Pen y Bryn take the left-hand turning onto Chapel Street. Pass through the traffic calming measures before passing onto Salisbury Road. After a short distance the vehicular access-point to the property will be observed on the right-hand side.



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