

BOWEN

PROPERTY SINCE 1862

Guide Price £325,000

2 High Street, Coedpoeth, Wrexham LL11 3SB

6 Bedrooms

3 Bathrooms

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General Remarks

A mixed-use investment property comprising a ground floor retail unit with attached two bedroom cottage together with a pair of two bedroom flats above. The shop, cottage and the flats have been refurbished in recent years and are entirely self-contained. The block as a whole represents a rare opportunity to secure four income streams from a single location. The property is situated in the centre of Coedpoeth village close to all amenities.

Accommodation

On The Ground Floor:

LOCK-UP RETAIL SHOP: 24' 0" x 22' 3" (7.31m x 6.79m) Central entrance door with glazed side windows. Double glazed windows to return (Castle Road) elevation.

Kitchenette (off) and W.C.: The W.C. is fitted with a close coupled suite and wash hand basin. Private entrance to:

Flats: Ground Floor Entrance with Laundry Room (off): 14' 3" x 4' 5" (4.35m x 1.35m) having separate metered water supplies for washing machines for each flat above. Stairs from Inner Hall to First Floor Landing.

On The First Floor:

Landing: with entrance doors to No. 1 and No. 2 Flats.

FLAT 1:

Inner Hallway: Entered via solid doorway.

Living Room: 12' 7" x 10' 5" (3.84m x 3.18m) Radiator. Double glazed window. Central heating thermostat. Ceiling spot-lights. Wall mounted "Baxi" gas fired combination-type central heating boiler.

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Kitchen: 8' 5'' x 6' 8'' (2.56m x 2.04m) Fitted with light oak fronted units comprising a stainless steel single drainer sink unit set into a range of base storage cupboards with matching suspended wall cabinets. Space for upright fridge/freezer. Fitted electric oven and grill with four-ring halogen hob and fitted cooker hood above. Ceiling spot-lights. Tiling to work areas.

Bedroom 1: 12' 5'' x 10' 11'' (3.78m x 3.33m) Radiator. Double glazing to bay window. Television aerial point.

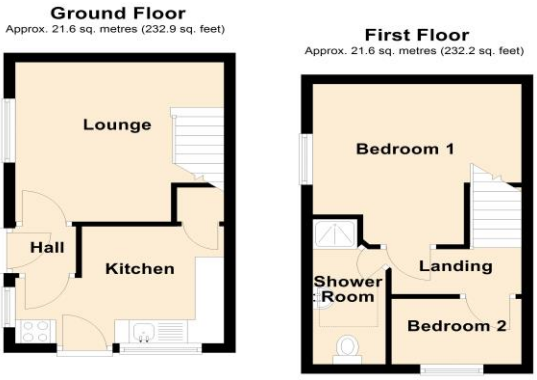
Bedroom 2: 9' 4'' x 9' 0'' (2.85m x 2.75m) Double glazed window. Radiator.

Shower Room: 5' 7'' x 5' 4'' (1.70m x 1.62m) Fitted with a three piece white suite comprising a close flush w.c., pedestal wash hand basin and corner shower tray having enclosing cubicle. Full tiling to walls. Shower. Extractor fan. Chrome finished heated towel rail.

FLAT 2: Private entrance door from First Floor Landing to:

Entrance Hall: 8' 3'' x 4' 0'' (2.51m x 1.23m) Approached via a solid door from first-floor landing. Radiator.








BAR TURKISH
BARBER
SHOP
2m



Bedroom 1: 11' 6'' x 7' 9'' (3.50m x 2.36m) Radiator. Double glazed window.

Stairs off Inner Hallway to Second Floor Landing: Velux-style roof-light. Smoke alarm.

Living Room Through Kitchen: 24' 10'' x 10' 6'' (7.58m x 3.21m) overall. The Living Room Area has fitted cupboards and "Velux" style roof-lights. Double glazed window. Radiator. Wall mounted "Baxi" gas fired central heating boiler. Loft access-point. Open plan aspect to Kitchen Area fitted with a stainless steel single drainer sink unit set into a range of light oak effect fronted base storage cupboards having built-in electric oven and grill with four-ring gas hob and cooker hood above. Exposed purlins. Ceiling spot-lights. Double glazed windows. Tiling to work areas.

Bedroom 2: 12' 9'' x 9' 9'' (3.89m x 2.98m) Exposed purlins. Fitted low level cupboards. Radiator. "Velux" style roof-light.

Shower Room: 8' 10'' x 7' 2'' (2.68m x 2.18m) Fitted with a modern three piece white suite comprising a close coupled w.c., pedestal wash hand basin and shower tray having enclosing glazed cubicle. "Velux" style roof-light. Tiling to walls. Chrome finished heated towel rail.

Outside: The Apartments are approached via a secure gate on the Castle Road elevation to a paved rear forecourt. Storage area for bins etc. The flats have a secure outer door to an inner hall and ground floor laundry room as above.

THE COTTAGE: The Cottage comprises a fully refurbished self-contained unit with entrance door off Castle Road into a Kitchen with Living Room off. At First Floor level there are Two Bedrooms and a Shower Room. The Cottage has recently been refurbished. The Cottage is currently let for £750 per calendar month.

Entrance Hall: 5' 6'' x 2' 10'' (1.68m x 0.86m) Approached through a lead-lighted double glazed door. Tiled floor.

Kitchen: 12' 7'' x 8' 4'' (3.83m x 2.53m) Recently refitted with a range of light oak panel-fronted units comprising a stainless steel single drainer sink unit set into a range of base storage cupboards having matching suspended wall cabinets. Built-in electric oven and grill with electric halogen hob and stainless steel finished extractor hood above. Radiator. Two double glazed windows. Double glazed outer door. Tiling to floor. Tiling to work areas. Ceiling spot-lights. Understairs storage cupboard off. Heat detector.

Living Room: 11' 3'' x 9' 7'' (3.42m x 2.91m) Double glazed window. Exposed floorboards. Radiator. Television aerial point. Ceiling spot-lights. Smoke alarm.









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On The First Floor:

Landing: 9' 1'' x 2' 6'' (2.77m x 0.77m) Smoke alarm. Loft access-point.

Bedroom 1: 11' 5'' x 9' 1'' (3.47m x 2.76m) Radiator. Double glazed window. Deep storage recess.

Bedroom 2: 9' 5'' x 5' 5'' (2.88m x 1.66m) Radiator. Double glazed window.

Shower Room: 10' 7'' x 5' 2'' (3.23m x 1.57m) Recently refitted with a modern three piece white suite comprising a close flush w.c., pedestal wash hand basin and shower tray having enclosing glazed cubicle. Full tiling to walls and shower. Ceiling spot-lights. Extractor fan. Velux-style roof-light.

Note: The flats and cottage have internal oak veneer doors fitted throughout and have new fittings to kitchen and bathrooms. Each has been fully re-plumbed and rewired together with having integrated smoke alarms and heat detectors. Externally there is a rear loading / drop-of area.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The flats and cottage are fully self-contained with sub-meter electricity supply and separate water meters. Each has independent radiator central heating systems effected by modern combination-type boilers. Each of the units has its own gas meter. The Cottage has its own water and electricity supplies. For the two flats and the shop, there is a single water supply and an electricity supply, which are in the landlord's name with individual water and electricity meters for each of the properties. The landlord apportions the charges payable based upon metered usage.

EPC Ratings:

Shop, 2 High Street - "B48".

Middle Flat, 2 High Street - "D67".

Top Flat, 2 High Street - "C70".

The Cottage, 1A Castle Road - "D57".

Rents Collected: The Ground Floor Retail Shop is currently let to a Gentleman's Barber at £450 per calendar month.

The Cottage is currently let £750 per calendar month.

The Middle Flat is currently let at £625 per calendar month.

The Top Flat is currently let at £625 per calendar month. Total Rents: £2450 per calendar month:

Total Annual Rent: £29,400.

There are rent increased proposed during 2026. Please enquire with Agents.

Directions: Leave Wrexham on the Ruthin Road leaving the town passing over the bridge above the A483 and continuing ahead up to the village of Coedpoeth. Upon arriving in the village centre the property will be observed on the right hand side at the junction of High Street and Castle Road.

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