

BOWEN

PROPERTY SINCE 1862



Guide Price £330,000

4 Bedrooms 4 Bathrooms

17-19 Pen y Bryn, Wrexham LL13 7HU

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Occupying a prominent position within the improving locality of Pen y Bryn, this three-storey mixed-use investment property has income flows from six units, four residential flats and two ground floor lock-up retail shops. The property has had consistent levels of occupation and has been future-proofed with EPC certifications at a level of Band 'C' throughout.

General: The property is laid out with two lock-up shops to the ground floor. In between the shops is an entryway leading to the rear where there is access to the flats above. The flats are each self-contained with separate electrical, central heating and waste/foul water connections. There is a shared water supply. Consequently, the flats are Registered and Licenced as an HMO (House in Multiple Occupation) with Wrexham County Borough Council. Under this the units have a restricted occupancy to two persons per unit. The flats are let with Standard Occupation Contracts under Renting Homes Wales Legislation. The shops are each let on Business Tenancies under The Landlord and Tenant Act 1954. The current rents passing are as below.

Floor Plans: Floor plans for each floor are attached.

Rents Passing (Residential): Each of the flats is let for £550 per calendar month exclusive of outgoings except water, which is included. There is a meter monitored by Welsh Water. The annual water usage bill for the last year (2025) was £892.00.



Rents Passing (Commercial):

Ground floor shop 17 is let for £385.00 per calendar month = £4,620.00 per annum.

Ground floor shop 19 is let for £412.00 per calendar month = £4,944 per annum.

The shops are understood to be let on internal repairing terms to include the shop frontage and glazing.

Energy Performance Certificates:

17 Pen y Bryn (Shop) EPC - C (73)

17a Pen y Bryn (Flat) EPC - C (73)

17b Pen y Bryn (Flat) EPC - C (77)

19 Pen y Bryn (Shop) EPC - C (66)

19a Pen y Bryn (Flat) EPC - C (70)

19b Pen y Bryn (Flat) EPC - C (74)

Tenure: Freehold with full Possession available upon Completion.

Registration - Wrexham County Borough:

House in Multiple Occupation Licence (Housing Act 2004):

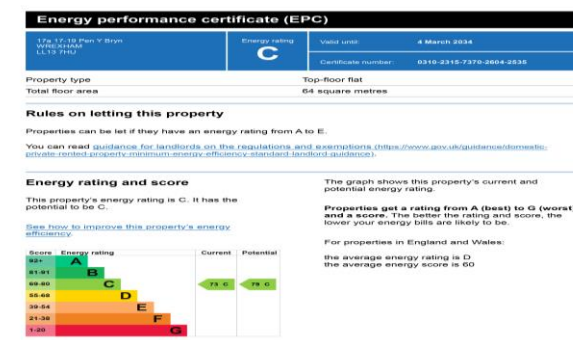
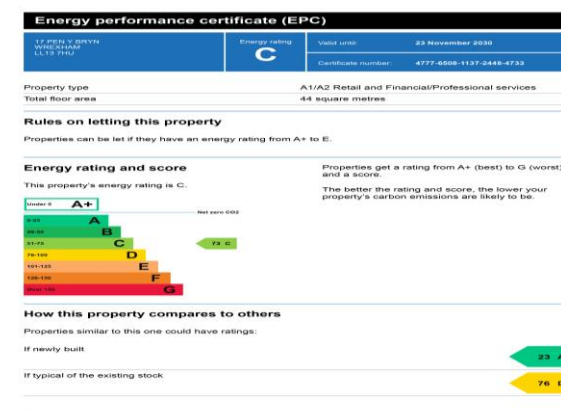
Commencement Date: 25.09.2024. Expiry Date: 24.09.2029.

Maximum Permitted Occupancy - The licence is granted for a maximum of 8 persons in a maximum of 4 households. The licence is for 4 self-contained flats on 3 storeys.

Copy of the licence can be obtained from the Agents upon request.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. Each residential flat is centrally heated to radiators effected by gas-fired boilers.

Directions: From the Agent's Wrexham Offices proceed through the city centre (past McDonalds) descending Hill Street to the junction with Brook Street at which turn left. At the junction with Town Hill and Pen y Bryn turn right and ascend the hill. Continue until the property is approached on the left-hand side.



Energy performance certificate (EPC)			
17b Pen Y Bryn WREXHAM LL13 7HU	Energy rating C	Valid until:	4 March 2034
		Certificate number:	6634-1627-1300-0175-5202
Property type		Top-floor flat	
Total floor area		47 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)			
19a Pen Y Bryn WREXHAM LL13 7HU	Energy rating C	Valid until:	4 March 2034
		Certificate number:	0158-3035-4207-0514-6200
Property type		Mid-floor flat	
Total floor area		47 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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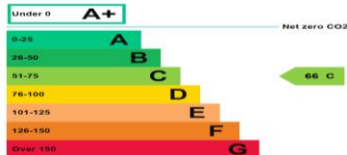
Energy performance certificate (EPC)			
19 PEN Y BRYN WREXHAM LL13 7HU	Energy rating C	Valid until:	23 November 2030
		Certificate number:	2946-4848-3673-0401-8785
Property type		A1/A2 Retail and Financial/Professional services	
Total floor area		56 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



Energy performance certificate (EPC)			
19b Pen Y Bryn WREXHAM LL13 7HU	Energy rating C	Valid until:	4 March 2034
		Certificate number:	0858-3035-1207-9404-6204
Property type		Mid-floor flat	
Total floor area		56 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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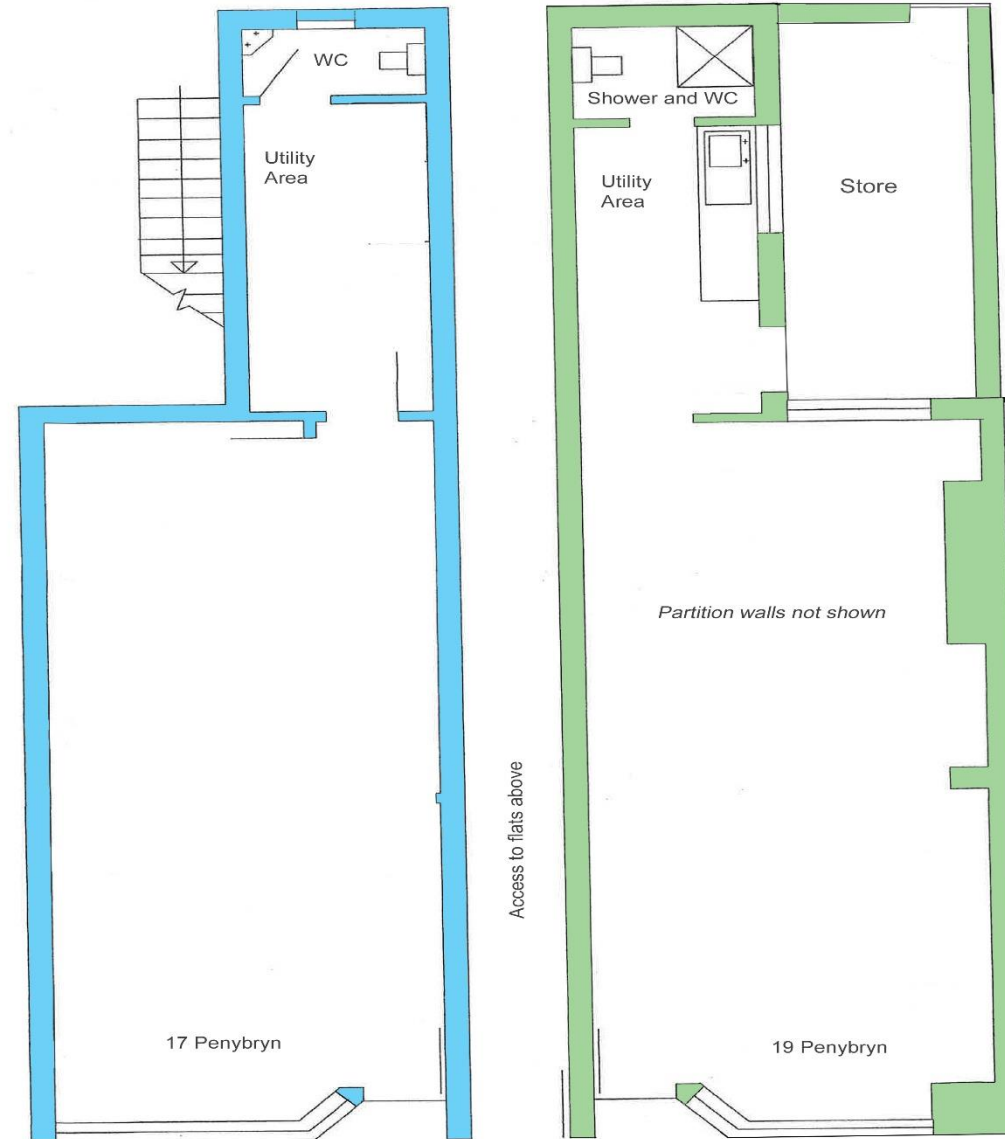
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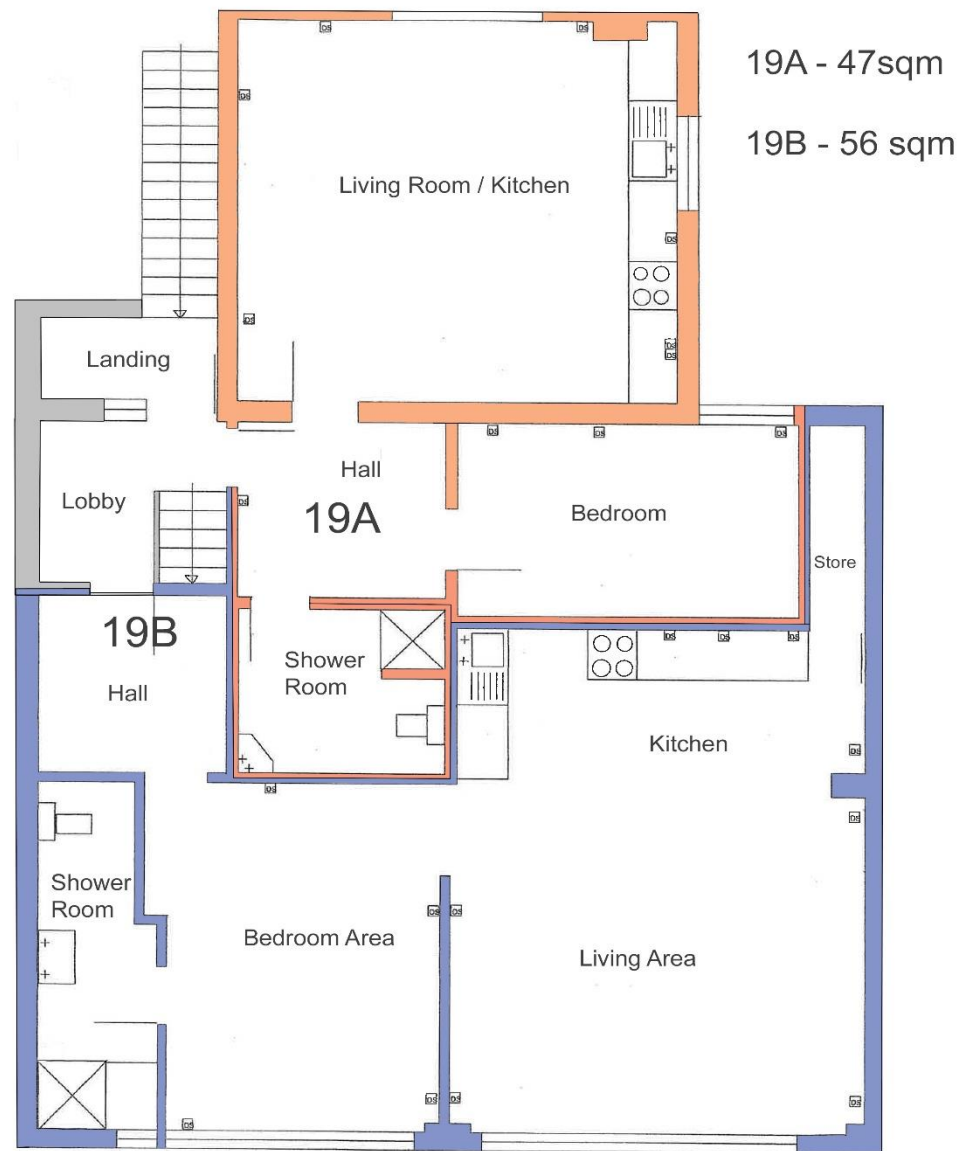
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17 & 19 Penybryn, Wrexham, LL13 7HU

Ground Floor



17 & 19 Penybryn, Wrexham, LL13 7HU
First Floor



Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

17 & 19 Penybryn, Wrexham, LL13 7HU Second Floor



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

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