

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £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

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 – 66|C. 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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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 expressly 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.

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.





Bedroom 2: 11' 5" x 6' 3" (3.48m x 1.91m) Radiator. Double glazed window. Built-in cupboard. Fitted carpet. Power points. Ceiling light point.

Bathroom: 7' 11" x 5' 9" (2.41m x 1.74m) Fitted with a three piece white suite comprising a close flush w.c., pedestal wash hand basin and panelled bath with shower above from a mixer tap attachment. Double glazed window. Radiator. Part tiling to walls. Vinyl flooring. Ceiling light point.

Development Potential: Attached are plan drawings for the partial conversion of the spacious ground floor accommodation to be re-configured. The drawing illustrates two residential flats together with a lock-up shop unit. The drawing is draft only and the concept is subject to Building Regulation and Planning Approval.

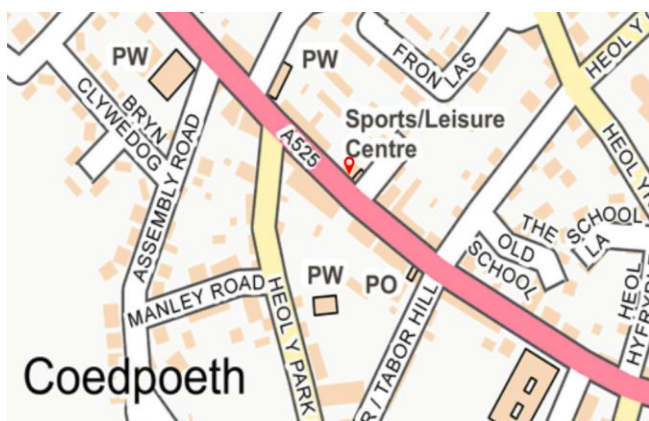
Business Rates: From an on-line search with the Valuation Office website, the forward Business Rates (applicable from April 2023) are £20,750.

Tenure: Freehold 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. The Shop Unit has a gas fired central heating boiler together with (in the Retail Area) an air-conditioning system. The living accommodation has a conventional radiator system effected by a wall mounted gas fired combination-type boiler.

Council Tax Band: The Flat is rated in Band "A".

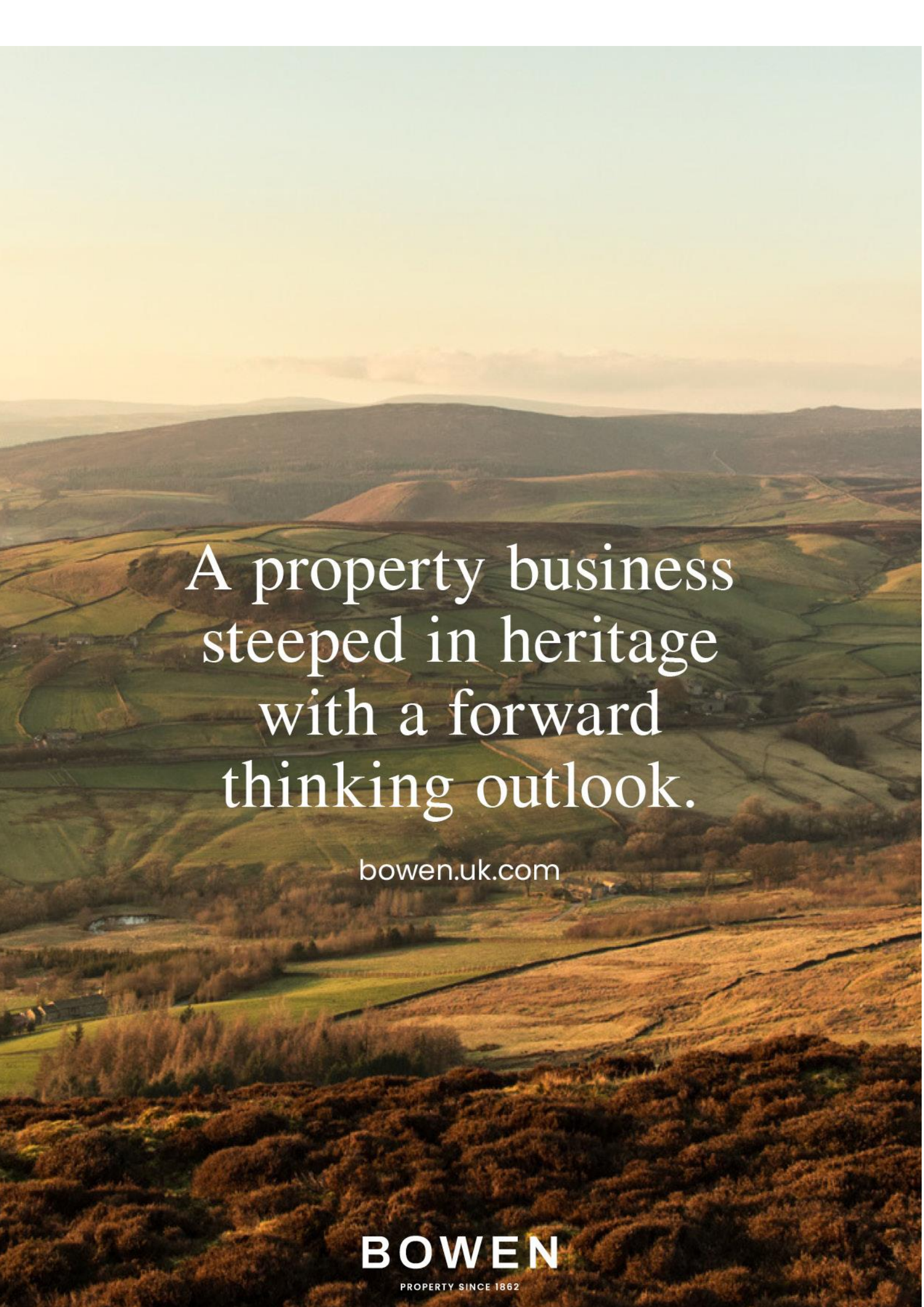
Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. Continue ahead at the mini-roundabout continuing along Bradley Road past Bellevue Park to the traffic lights at the junction with Victoria Road. Turn right onto the Ruthin Road and leave the City past Morrisons and Aldi. Eventually pass over the A483 dual carriageway and continue ahead ascending the hill to Coedpoeth. Upon entering the speed restriction signs continue to ascend the hill until the roadway levels off, when the property will be observed on the right-hand side, turn left into the village car park immediately thereafter.



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