

BOWEN

PROPERTY SINCE 1862

Auction Guide Price £150,000

Land-0.14 Acres

Bromfield Garage, Moreton Street,
Johnstown, Wrexham LL14 2AA

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General Remarks

For Sale by Online Auction on Thursday 10th December 2026.

A rare opportunity to acquire a flexible freehold business premises comprising a former Garage and MOT Testing Station having associated Yard and Office. The premises are suitable for a wide variety of uses under the Business Classification B2 - General Industrial and others by consent. There are three buildings on site having storage accommodation extending to approximately 2000 square feet. The site comprises an area of approximately 560 square metres (approximately 0.14 acres).



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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

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.

Accommodation

Office: 16' 6" x 10' 7" (5.03m x 3.22m)

Main Garage: 50' 0" x 16' 1" (15.24m x 4.89m) Of open two-storey height brick construction beneath a slated roof supported by timber roof trusses. Concrete flooring. Staircase to street frontage onto Bromfield Street. Windows to street level. Three phase electric.

MOT Testing Bay: 28' 5" x 14' 10" (8.66m x 4.52m) Of brick construction beneath a slated roof having concrete flooring. Vehicular inspection pit. Window and connecting doorway to Main Garage.

Single Storey Garage: 43' 6" x 15' 8" (13.25m x 4.77m) Brick construction beneath a dual pitched roof having slate finish to yard elevation and corrugated roof to the rear. Windows to yard elevation. Vehicular inspection pit. Concrete flooring.

Outside: Vehicular access to the yard is off Moreton Street - see plan attached (for identification purposes only). There is a wide pedestrian access available to the rear of the single-storey garage for maintenance or possible storage.

Please note that the title plan of the property extends to a portion beyond the buildings along Bromfield Street, which has been historically used for customer parking for the property. This area is not designated Highway - see highway plan attached.

Services: Mains water, gas, electricity (including three-phase) and foul drainage are understood to be connected to the property subject to statutory regulations.

Tenure: Freehold, full Vacant Possession available upon Completion.

Business Rates: From an online enquiry, the property has been assessed as two hereditaments for Business Rates - Workshop 1: £5,300, Workshop 2: £2,700.

Method of Sale / Buyer's Premium: The property is offered for sale by online Auction. Parties interested in bidding must register beforehand.

A legal pack is anticipated to be available by no later than 27th November.









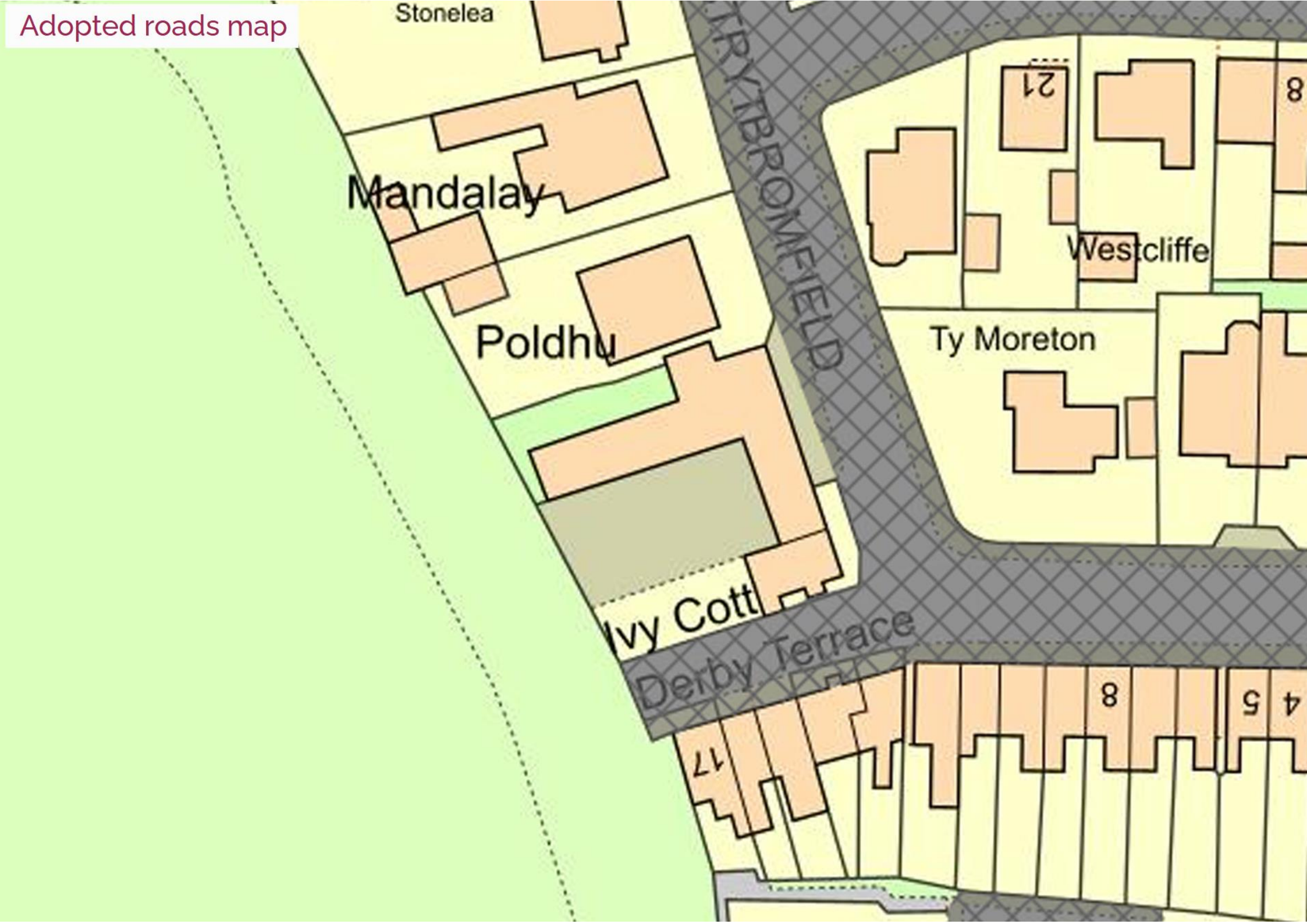
Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry. Leave at the junction by Starbucks signposted Johnstown and Rhosllanerchrugog. Take the third exit signposted B5604 Johnstown. Continue to the traffic lights and continue ahead. Continue and before the next traffic lights with Bangor Road turn right onto Moreton Street. At the end of Moreton Street turn right onto Bromfield Street, when the property will be observed on the left.

Please visit www.Bowen.uk.com and click 'Auctions' for full information.

The purchaser will be responsible for paying a buyer's premium in addition to the purchase price set at £4,200 inclusive of VAT.

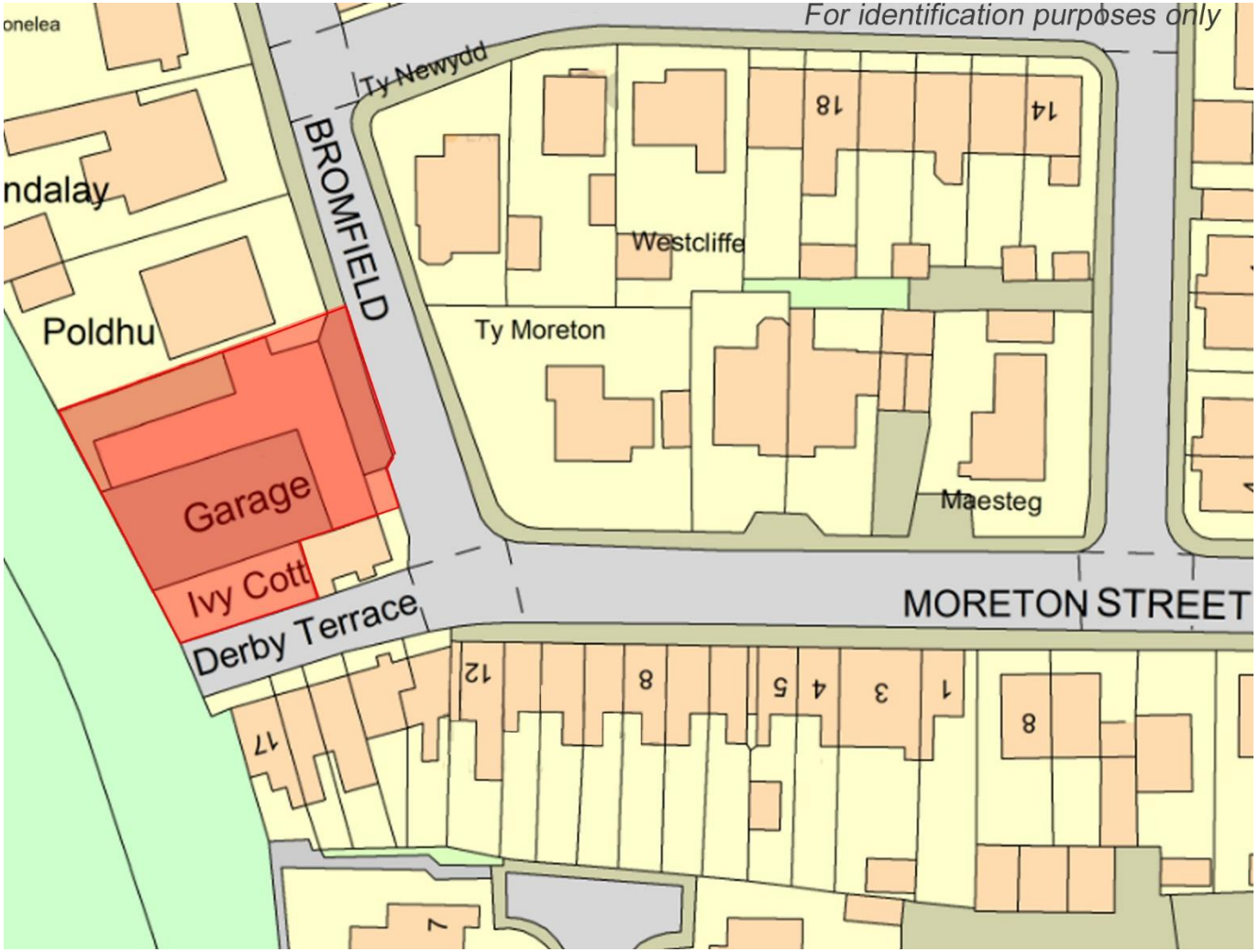
For further details of fees payable, please consult the legal pack.

Viewing: By prior appointment through the Agents Wrexham Offices - 01978 340000.


Adopted roads map
Stonelea
Mandalay
Poldhu
Ivy Cott
Derby Terrace
Westcliffe
Ty Moreton
21
8
17
8
5
4

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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.

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