



33-35

Wrexham || LL11 2LP

£200,000

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INVESTMENT OPPORTUNITY – COMMERCIAL PREMISES WITH TWO SELF-CONTAINED FLATS. Situated on the highly visible and well-established Rhosddu Road, just a short distance from Wrexham City Centre, is this substantial mixed-use investment opportunity comprising a spacious ground floor commercial premises and two self-contained one-bedroom flats. The ground floor offers generous and versatile accommodation, currently arranged as five reception/office rooms, two kitchens, two utility areas, a rear porch and a spacious WC. Further enhancing the commercial space is a large cellar/storage area with power, lighting and access via two separate stairwells, providing excellent storage or additional business potential.

To the first floor are two self-contained flats, each benefitting from their own private entrance and comprising a landing area, living room, kitchen, bedroom and bathroom, offering excellent rental income potential. Externally, the property benefits from a rear courtyard and off-road parking via a driveway, a rare and valuable feature so close to the city centre.

Rhosddu Road is a busy and prominent location on the edge of Wrexham City Centre, surrounded by a mix of residential and commercial properties. A wealth of amenities are available within walking distance, including shops, supermarkets, schools, eateries and leisure facilities. Wrexham General and Central railway stations are both easily accessible, whilst the nearby A483 provides excellent transport links to Chester, Oswestry and the wider North West. This is an ideal opportunity for investors seeking a mixed-use property with income-generating potential in a prime location.

- SPACIOUS SHOP WITH TWO SELF-CONTAINED FLATS ABOVE
- IDEAL FOR INVESTORS/BUSINESS OWNERS
- GROUND FLOOR WITH FIVE RECEPTION ROOMS/OFFICE ROOMS
- TWO KITCHEN AND TWO UTILITY AREAS
- REAR PORCH AND WC
- FLATS WITH HALL, LANDING, BEDROOM, LIVING, BATHROOM AND KITCHEN
- COURTYARD AND PARKING SPACE TO REAR
- CLOSE TO TOWN CENTRE
- CELLAR FOR ADDITIONAL SPACE/STORAGE



Property Overview

Previously two properties, the home is presently made up on a commercial shop business to the ground floor and two first floor self-contained flats above with a tenant in situ for one of these flats. The property would provide an excellent opportunity for investors and or shop owners.

The EPC rating for Flat 33 is 68 with potential being 72 - Valid until May 2031

The EPC rating for Flat 35 is 64 with potential being 71 - Valid until May 2031

The EPC for the commercial premises is 101E valid until 15 June 2036

Main Shop

UPVC double glazed door leads into entrance reception room with two windows to the front and one to the side. Wooden laminate flooring, radiator, ceiling light point, opening into two further office rooms.

Dining/Office

Wooden laminate flooring, ceiling light point, radiator, openings into the utility, kitchen and inner hallway to living room.

Kitchen One

UPVC double glazed window to the rear along with door to the rear yard. Housing a range of wall, drawer and base units with work-surface over incorporating a stainless steel sink unit with separate taps over. Space for cooker and fridge. Wooden laminate flooring, ceiling light point, radiator, opening into utility and second kitchen.

Utility One

Space and plumbing for a washing machine, tumble dryer and further white goods. Base units with work surface over incorporating a stainless steel sink unit.

Cupboard housing boiler which also serves flat 35. Door to stairs leading to cellar and archway leading into living space. Vinyl flooring and ceiling light point.

Living Space

UPVC double glazed window to the side/rear. Vinyl flooring, radiator and ceiling light point.

Kitchen Two

Housing a range of wall, drawer and base units with work surface over incorporating a stainless steel sink unit with separate taps. Space for cooker and fridge. Wooden laminate flooring, ceiling light point and radiator. UPVC double glazed window to the rear. Opening into living room two and utility room two.

Utility Two

Base units incorporating a stainless steel sink unit with separate taps over. Space for white goods, wooden laminate flooring, ceiling light point and radiator. Opening to living room two, door to rear porch and WC. Door to cellar.

Rear Porch

UPVC door leading to rear courtyard. Vinyl flooring, radiator, ceiling light point and door into WC.

WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Vinyl flooring, radiator, ceiling light point, extractor and uPVC double glazed window to side.

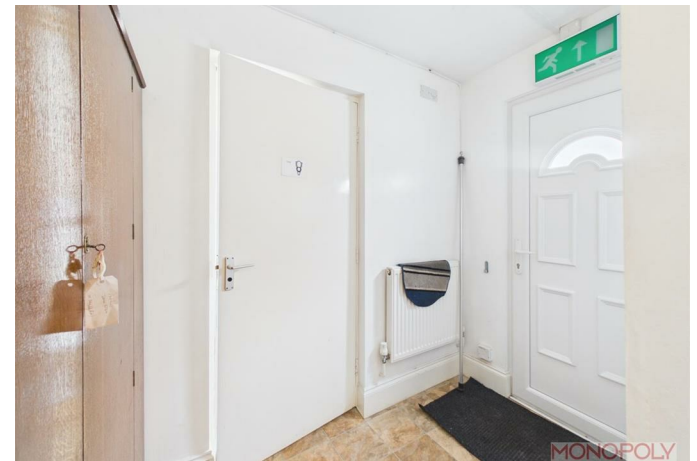
Living Room Two

Wooden laminate flooring, ceiling light point, radiator, built in storage cupboard and opening into additional front office.

Front Office Two

Two uPVC double glazed windows to the front. Wooden laminate flooring, ceiling light point and radiator. Openings into the Entrance reception.





Cellar

Two access points into the cellar from each utility room with power and lighting.

Flat 33

First floor flat with separate entrance to the front of the building.

Entrance Hall

UPVC double glazed door leads into entrance hallway with carpeted flooring and steps to first floor.

Landing Area

Spacious split level landing area with carpeted flooring, radiator, ceiling light point, access to loft, doors to bedroom, bathroom, living room and kitchen.

Living Room

UPVC double glazed window to the front. Wooden laminate flooring, ceiling light point and radiator.

Kitchen

Housing a range of wall and base units with stainless steel sink unit, space for cooker and fridge freezer. Vinyl flooring, radiator, ceiling light and uPVC double glazed window to the front.

Bedroom

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and corner enclosed shower cubical. Cupboard housing boiler which serves the ground floor. Vinyl flooring, ceiling light point and radiator. UPVC double glazed window to the rear.

Flat 35

Entrance to the second flat is to the right hand side of the building and is a similar layout to flat 33 as above with the main differences being a feature character fireplace in the living room and window to the side of the landing. There is currently a tenant in this flat.

Outside

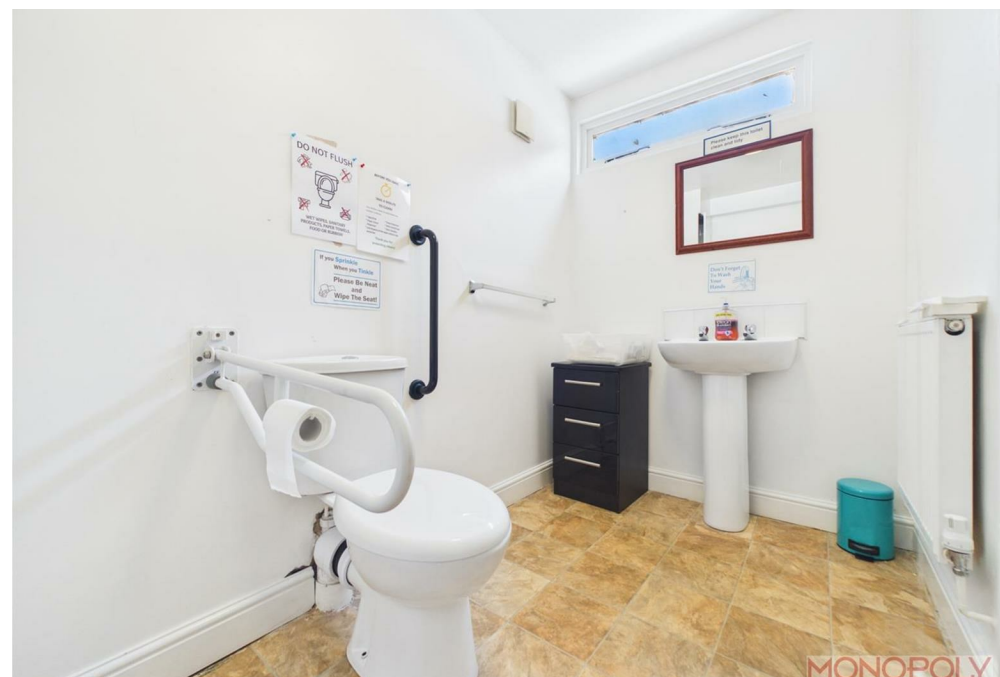
To the rear there is a courtyard area and a parking area which belongs to the property. The property is fitted with security shutters.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked

to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







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Floor -1

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Ground Floor

Approximate total area⁽¹⁾

2677 ft²
248.7 m²

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Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MONEY LAUNDERING REGULATIONS 2003

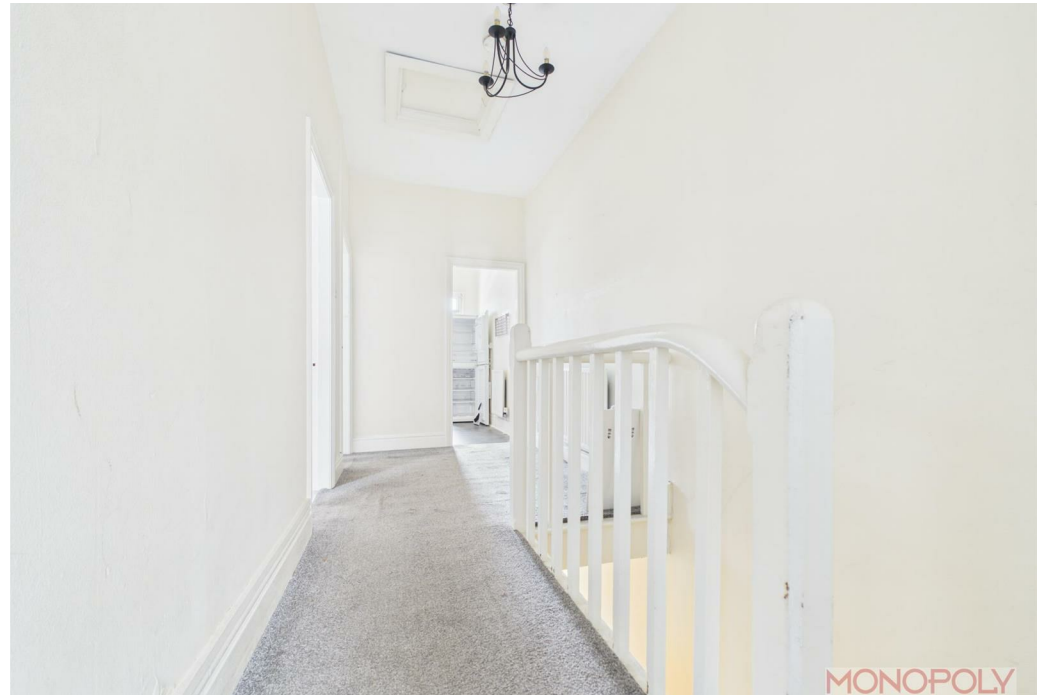
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(28-38) E		
(31-42) F			(17-27) F		
(21-30) F			(7-16) F		
(1-20) G			(1-6) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	











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