

33 HIGH STREET WREXHAM, LL13 8LD



FOR SALE – PRICE REDUCED

- Substantial city centre property
- Existing A2 and B1 consent, but suitable for a range of uses, particularly A3 (food & drink), commercial/residential
- Arranged over 4 floors and basement, extending to 283 sq m (3047 sq ft)
- Available immediately, freehold at £210,000, or may consider letting

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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LOCATION

Wrexham in the principal commercial centre for North East Wales, and having recently been designated as a City in 2022. It is well connected via the A483 for the surrounding area, being some 12 miles south of Chester and approximately 35 miles, and 50 miles south west of Liverpool & Manchester respectively.

Wrexham has seen significant growth in recent years and has a thriving industrial estate with a number of national companies, and has a central shopping centre area, Eagles Meadow, together with a number of other edge of town retail parks.

The subject premises is situated in the high street, which has become the focal point in recent years for hospitality venues and has the benefit of parking in the immediate vicinity, therefore there are a number of bars and restaurants in the immediate area, who include:-

- North & South Wales Bank (Wetherspoons)
- Ted's bar
- Frisky Pudding
- Belushimo Italian Restaurant
- The Bank
- The Wrexham Cwtch

The exact position of the property is shown on the attached street traders location plan.

DESCRIPTION

The property comprises a large mid terrace building originally constructed as a Bank in the early part of the twentieth century, and has been occupied as an Estate Agency practice and offices over the past 50 years.

The property comprises extensive accommodation over basement, ground and three upper floors, the majority of the accommodation being arranged at the front of the building, with a series of single storage extensions to the rear.

In addition the premises benefit from basement areas. There is access onto Temple Row, as identified and shown on the further plan attached.

The building would suit a range of alternative commercial/residential uses, subject to planning, and would therefore suit either an owner occupier or developer, providing opportunity to further improve the building.

ACCOMMODATION/AREAS

	SQ M	SQ FT
Ground floor showroom/office	101.5	1093
Upper ground floor kitchen	2.5	27
Upper ground floor office	10.0	108
Basement storage/safes	39.0	420
First floor offices	41.4	446
Second floor offices	43.7	470
Third floor offices/kitchen	44.9	483
Total	283.0	3047

PRICE

Offers are invited in the region of £210,000 for the freehold interest. A letting may be considered, further details on application.

RATES

The VOA website confirms the property has a Rateable Value of:

Ground Floor - £18,500

First, second and third floors - £7,700

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council, Business Rates Department.

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North Wales

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PLANNING

The building is not Listed, but is situated within a Conservation Area. There is existing A2 and B1 consent, further enquiries should be directed to the local Planning Authority, Wrexham County Borough Council.

SERVICES

Mains water, electricity, gas and drainage are all understood to be available and connected to the property, subject to statutory regulations.

There are gas fired boilers within the premises.

We have not arranged to test any of the services and cannot confirm if they are in good and correct working order.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is E-107.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Updated Sept 2022

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SUBJECT TO CONTRACT

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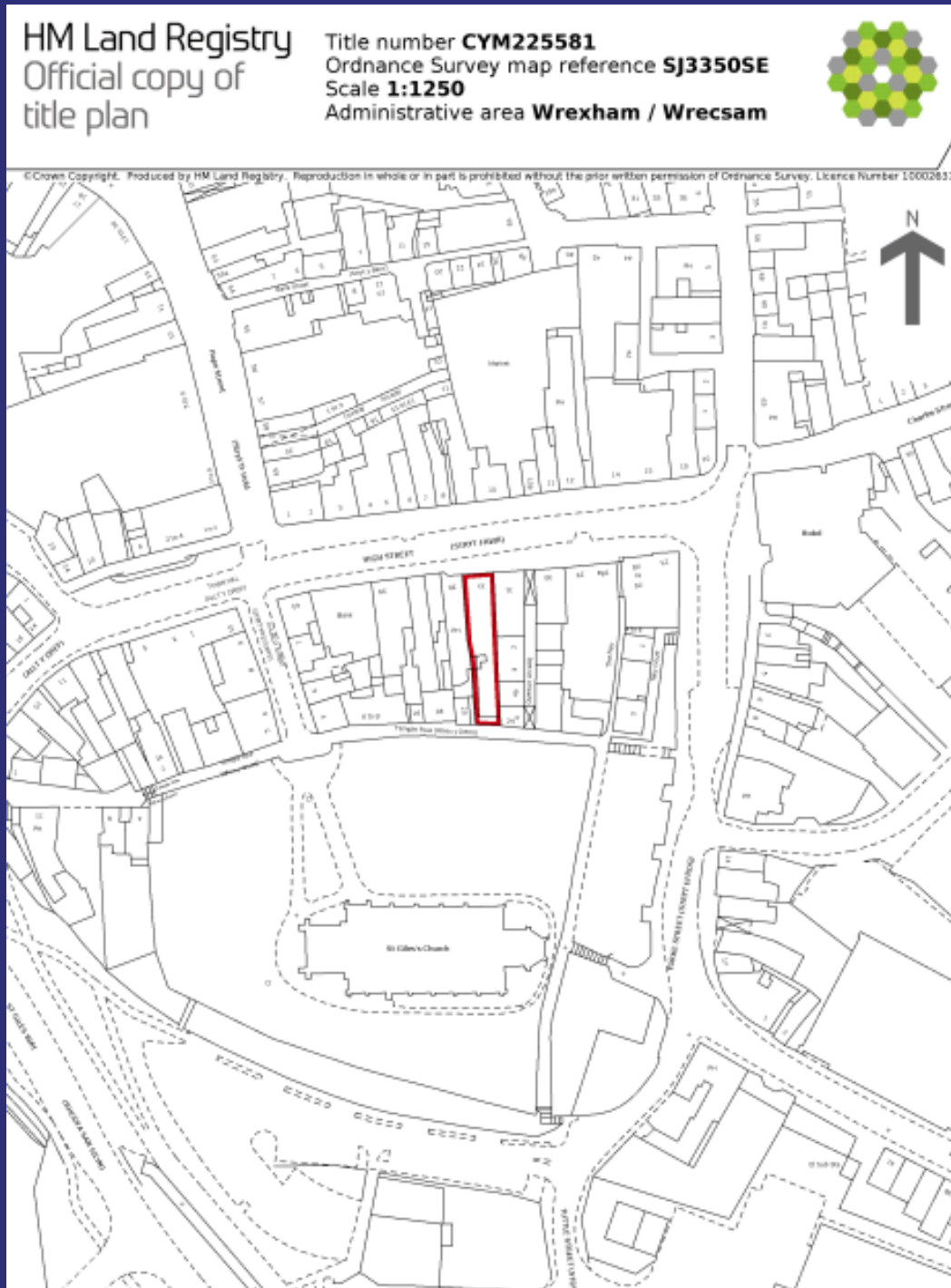
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Wrexham



50 metres

Experian Goad Plan Created: 14/06/2022
Created By: Beresford Adams Commercial Ltd



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