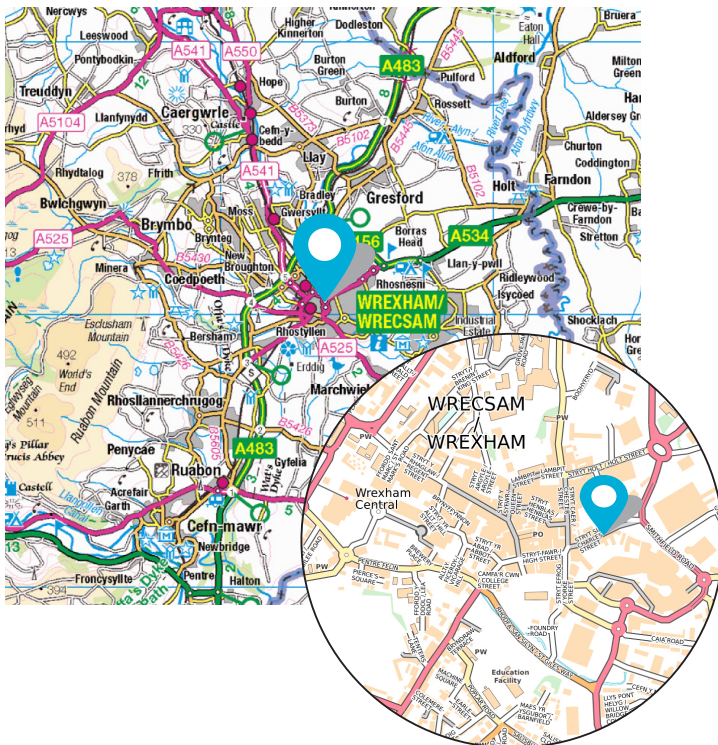




RETAIL SHOP WITH SELF-CONTAINED RESIDENTIAL APARTMENT ON THE UPPER FLOORS
24 CHARLES STREET, WREXHAM, LL13 8BT

- Prominent town centre property
- Attractive ground floor shop premises with a sales area of 45.6 sq m (490.8 sq ft) and a basement of 32.6 sq m (351 sq ft)
- Two bedroom apartment which is currently let
- GIA of 140.37 sq m (1,511 sq ft)
- Large glazed shop front
- Retail premises suitable for a variety of uses subject to statutory consents
- Estimated rental market value when fully let is £16,000 per annum (exclusive)

PRICE: Offers in the region of £160,000 (Exclusive)



LOCATION

The property is located on Charles Street, a sought after retail street in Wrexham Town Centre. Wrexham is the principal commercial and retailing centre of North Wales, located 12 miles south of Chester and 25 miles north west of Shrewsbury.

The subject property is located on Charles Street and provides a very prominent location within the town centre. The property sits close to Tesco's, Travail Employment Group, Bartlett Solicitors and Schwarz Optometrists and Opticians. The property is located in a conservation area.

DESCRIPTION

The building is of brick construction with large glazed frontage to the retail unit on the ground floor. The property has a slate roof. The property provides extensive accommodation arranged over 4 floors extending in total to approximately 140.37 sq m (1,511 sq. ft)

The property offers a self-contained lock up shop unit on the ground and basement level which has recently been refurbished to a good standard. The retail premises was previously used as a hairdressers.

The residential accommodation is accessed separately via a communal area from the ground floor entrance off Charles Street. The apartment has 2 bedrooms with living room, kitchen, bathroom and dining room which is arranged over 2



floors. The residential accommodation is currently let on an AST at £550 per calendar month (Exclusive)

The property benefits from a rear enclosed yard area.

ACCOMMODATION

(All measurements are approximate only)

| | M SQ | SQ FT |
|----------------------------------|--------------|--------------|
| RETAIL UNIT | | |
| Ground Floor | 45.6 | 490.8 |
| Basement room | 16.8 | 181 |
| Basement store | 15.77 | 170 |
| TOTAL | 78.17 | 841 |
| RESIDENTIAL ACCOMMODATION | | |
| FIRST FLOOR | | |
| Living Room | 18.7 | 201 |
| SECOND FLOOR | | |
| Kitchen | 6.96 | 75 |
| Dining Room | 9.37 | 100.86 |
| Bedroom 1 | 11.8 | 127 |
| Bedroom 2 | 10.7 | 115 |
| Bathroom | 4.67 | 50.3 |
| TOTAL | 62.2 | 669.5 |

FOR SALE

RETAIL/RESIDENTIAL PROPERTY



RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

| | |
|--------------------------|--------|
| Rateable Value (2020/21) | £7,700 |
| Rates Payable (2020/21) | £3,842 |
| Council tax Band | B |

Rates payable may vary due to Covid, interested parties should make their own enquiries to the local authority.

PRICE

Offers in the region of £160,000 (One hundred and sixty thousand pounds)(Exclusive) on a freehold basis with the residential tenant in place

VAT

All prices and figures are quoted exclusive of VAT. Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction. The property is understood to not be elected for VAT.

PLANNING

The property is understood to benefit from planning consent for A1 (retail) on the ground and basement and C3 residential use under the Town and Country use classes order for Wales on the upper floors.

Interested parties are advised to make their own enquires to the local authority. The property is located in a conservation area.

SERVICES

(Not tested at the time of inspection)

We understand that mains water, drainage and electricity are connected to the property. We understand the services are split for the retail and residential demises. We have not tested any services on site and prospective tenant should make their own enquiries.

TENURE

The property is offered for sale freehold with the tenant in place on an AST for the apartment above. The property is held under title number WA634681

EPC**RETAIL UNIT**

In the process of preparation

APARTMENT

C expires 19th October 2026

LEGAL COSTS

Each party to be responsible for their own legal costs incurred

LOCAL AUTHORITY

Wrexham Council, The Guildhall, Wrexham LL11 1AY

Telephone: 01978 292000

VIEWING

Viewing via the selling agents:

James Evans
07792 222 028
E: james.evans@hallsgb.com

Harriet Shakeshaft
07538 912 096
E: harriets@hallsgb.com



01743 450 700

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