

FOR SALE
ALL ENQUIRIES

COMMERCIAL FORMER CHAPEL



PRICE:
OFFERS IN THE
REGION OF £375,000
(EXCLUSIVE)

A RARE OPPORTUNITY TO PURCHASE A FORMER CHAPEL IN FRONCYSYLLTE WHICH IS SUITABLE FOR A VARIETY OF RESIDENTIAL AND COMMERCIAL USES (SUBJECT TO STATUTORY CONSENTS)

THE OLD CHAPEL, HOLYHEAD ROAD, FRONCYSYLLTE, LLANGOLLEN, LL20 7RA

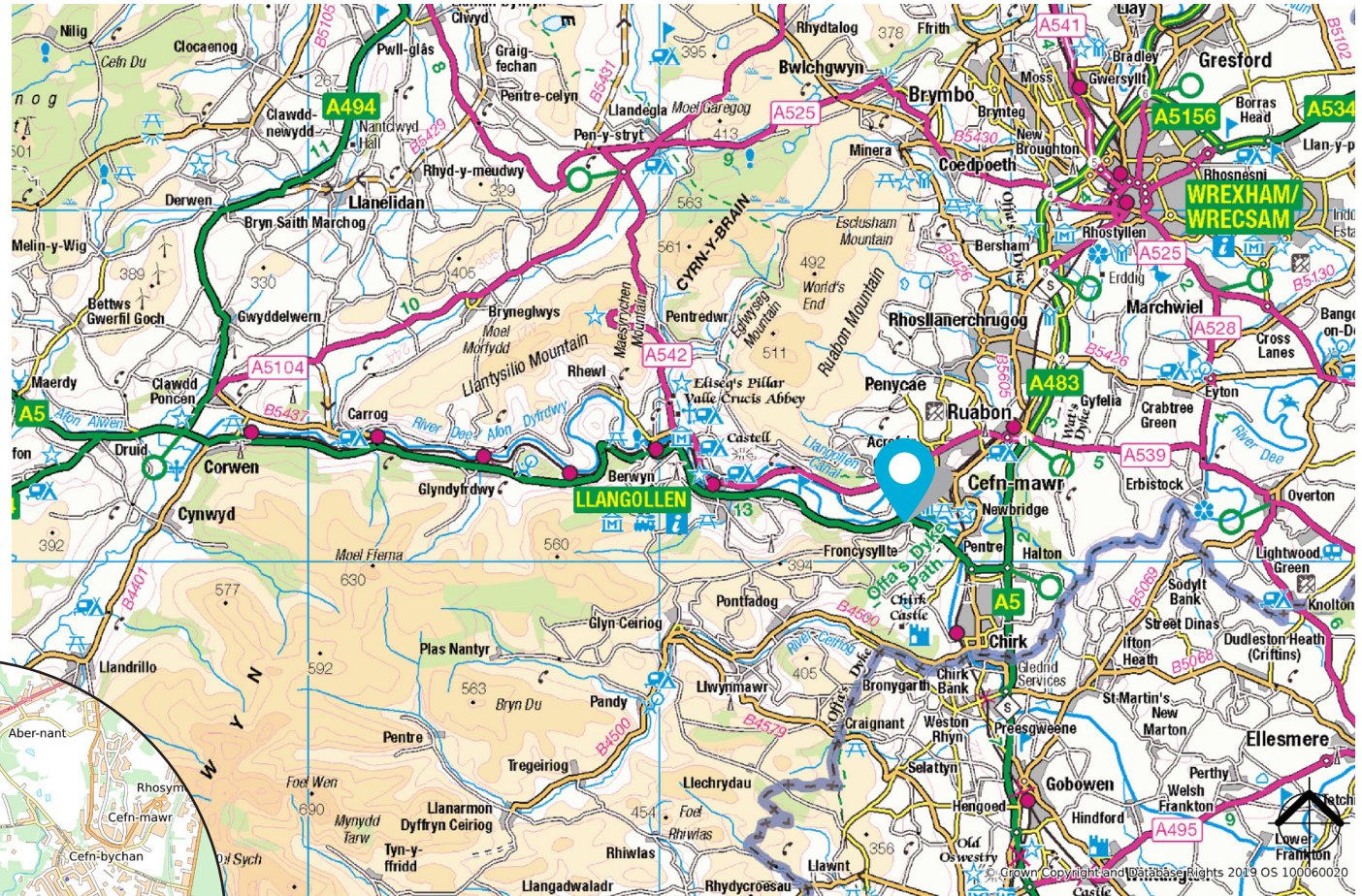
- Prominently located in Froncysyllte
- Total Gross Internal Floor Area 343.64 sq m (3,699 sq ft) arranged over two floors
- Prestigious Former Chapel, suitable for a variety of uses (subject to statutory consents)

SITUATION

The property is located fronting onto the A5 to Llangollen in the village of Froncysyllte in Wrexham County Borough, Wales and stands on the banks of the River Dee and the Llangollen Canal.

It is situated on the main A5 road which runs from London to Holyhead. It is in the community of Llangollen Rural. The population was 606 as of 2011 UK census.

The property is located 5 miles east of Llangollen, 9 miles South of Wrexham, 9 miles North of Oswestry and 14 miles east of Corwen.





DESCRIPTION

The property provides a detached former chapel that is of brick construction with slate roof which we understand is dated back to 1914.

It is of traditional construction and arranged to provide a Total Gross Internal Floor Area of approximately 343.64 sq m (3,699 sq ft over 2 floors. The lower ground floor consists of the main hall and another large room with the lower ground floor consisting of WCs and office accommodation.

The property would lend itself to a wide variety of residential and commercial uses, subject to statutory consents.

The property is held under the ownership of Title Number WA809699. The ownership includes 3 parking spaces at the rear of the property which are accessed via a shared drive to the right of the property and a stoned area at the front of the property.

ACCOMMODATION

(All measurements approximate)

	MSQ	SQFT
GROUND FLOOR	171	1,840
LOWER GROUND FLOOR		
Offices	32.17	346
WC	50.9	4.73
Stores	135.7	1,461
TOTAL	343.64	3,699



PLANNING

Prospective purchasers should make their own enquiries.

The use of the property currently falls within Sui Generis of the Town and Country (Use Classes) Order 1987. The property would lend itself to a variety of uses, subject to statutory consents.

Further information available from the selling agents.

RATEABLE VALUE

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

Rateable Value (2022/23)	£5,500
Rates Payable (2022/23)	£2,745

However, interested parties should make their own enquiries to the local authority.





SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property

EPC

In the process of preparation.

TENURE

The property is offered freehold with vacant possession under title number WA809699.

RENT

Offers in the region of £375,000 (Exclusive)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the transaction.

VAT

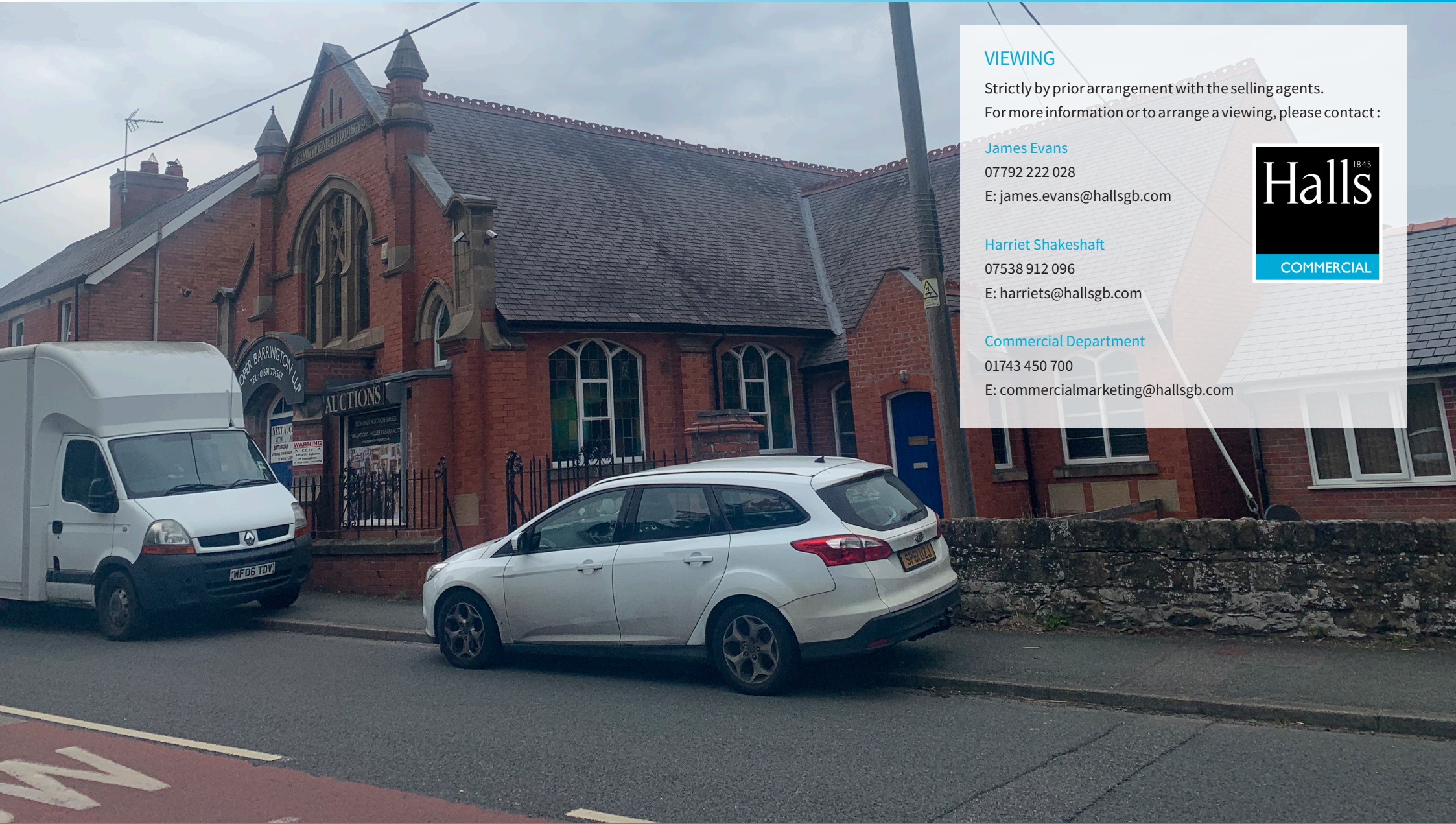
It is understood the property is not elected for VAT and therefore VAT is not payable on this transaction.

LOCAL AUTHORITY

Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ
Telephone: 01824 706000

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VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@halls.gb.com

Harriet Shakeshaft

07538 912 096

E: harriets@halls.gb.com

Commercial Department

01743 450 700

E: commercialmarketing@halls.gb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

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