



FOR SALE - MIXED COMMERCIAL/RESIDENTIAL INVESTMENT

34 WELL STREET, CEFN MAWR, WREXHAM, LL14 3EA

KEY POINTS

280

SQFT

TOTAL NET SALES AREA



INCOME PRODUCING INVESTMENT

NET
INITIAL
YIELD
AFTER
COSTS

9%

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

£92,000

(EXCLUSIVE)

James Evans

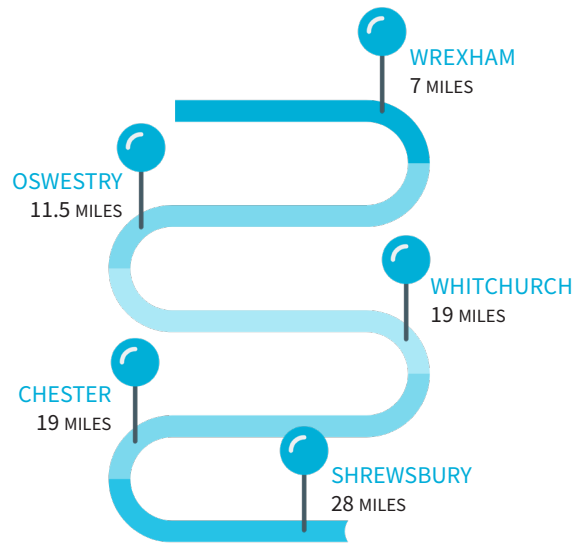
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Commercial Department

 01743 450 700

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LOCATION

The property is prominently located fronting onto Well Street in the town of Cefn Mawr. Well Street is the prime retail street in Cefn Mawr. The surrounding occupiers include SAS Health and Beauty, After Glow and K9.

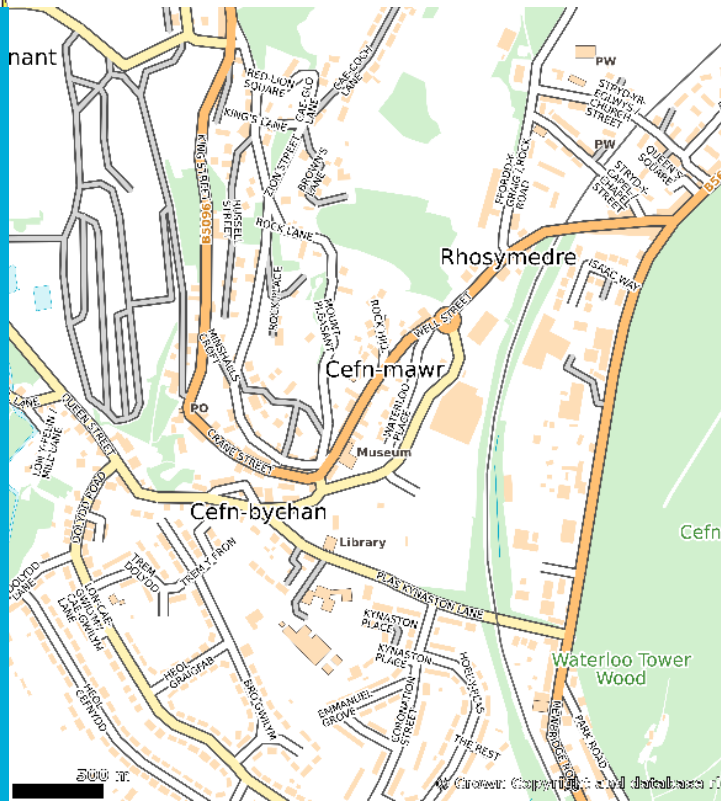
Cefn Mawr is a village within Wrexham County Borough which had a population of 7,052 at the 2011 census. The village has the majority of local amenities and is situated approximately 7 miles south of the City of Wrexham, approximately 11.5 miles north of the town of Oswestry and 19 miles west of the town of Whitchurch.



APPROXIMATELY
7,052

CEFN MAWR POPULATION

2011 CENSUS





DESCRIPTION

The property comprises of a two storey terraced property that is arranged to provide a ground floor lock up shop unit and a self contained one bedroomed residential flat.

The ground floor shop unit is arranged to provide a Total Net Sales Area of approximately 280 ft sq (26.05 m sq) with stores/staffroom and toilet.

The residential flat at first floor level is accessed at the rear of the property and has an external access and is arranged as a one bedroomed residential flat with a Total Gross Internal Floor Area of approximately 293 ft sq (27.22 m sq).

The property is of traditional construction being of stonework under a slate roof cover with a glazed shop front.

ACCOMMODATION

All measurements are approximate

SHOP (34A)	SQ FT	M SQ
Total Net Sales	280	26.05
Stores/Staffroom/Ancillary	120	11.15
Toilet		
RESIDENTIAL FLAT (34B)		
Living Room		
Hallway		
Kitchen		
Bedroom		
Total Gross Internal Floor Area	293	27.22

TENURE

The property is offered for sale freehold subject to the following tenancies:

SHOP UNIT

A lease for a term of 5 years from 22nd August 2023 at a rent of £5,200 per annum. The lease is granted on Tenants Internal Repairing and Insuring Basis and is subject to a mutual option to determine the lease after 1 year.

FLAT

Let on an Assured Shorthold Tenancy at a rent of £350 per month. The tenancy is for a term of 1 year from 1st May 2023.

PLANNING

Prospective tenants should make their own enquiries.

The ground floor of the shop is understood to benefit from planning consent for Use Class A1 (Retail) of the Town and Country Use Classes Order 1987.

The residential flat is understood to benefit from planning consent for Use Class C3 (Residential) of the Town and Country Use Classes Order 1987.

SERVICES

Prospective purchasers should make their own enquiries. The property is understood to benefit from all mains services.

We understand that the shop and the residential flat are separately metered.

PRICE

Offers in the region of £92,000 (Ninety-two thousand pounds) (Exclusive) showing a Net Initial Yield of 9 % after allowing for normal purchasers costs.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

RATES/EPC

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

	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
SHOP	£3,300	£ 1,647	D (87)

RATES

EPC

	COUNCIL TAX BAND	ENERGY RATING
FLAT	A	E (47)

LOI COUNCIL TAX BAND

THOI EPC

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY



01978 292 000

WREXHAM COUNTY BOROUGH
COUNCIL WEBSITE

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