

# BOWEN

PROPERTY SINCE 1862



Annual Rental Of £36,000

Ty Dewi Sant, Rhosddu Road  
Wrexham, LL11 2NW



## Ty Dewi Sant



### General Remarks

A modern office building providing 272 square metres (2933 square feet) of accommodation set over two floors with seventeen parking spaces.

This high quality building was originally purpose built as a regional office for one of the major clearing banks. It occupies a prime city centre location adjacent to Wrexham Council Offices, the Public Library and Coleg Cambria.

The property provides accommodation over two floors with plastered and painted walls, central heating and a lift. There are WC and kitchen facilities and some comfort cooling installed.

The property is currently used as an educational college under D1 planning consent.

**Constructed:** in a traditional style of Jacobean brick-faced external walls beneath a pitched roof

### The Accommodation:

GROUND FLOOR 126 SQ M (1,357 SQ FT)

FIRST FLOOR 146 SQ M (1,576 SQ FT)

CURRENT GIA 272 SQ M (2,933 SQ FT)

**Rental:** A commencing rental of £36,500 pax is required.

**Rent Deposit:** A rent deposit may be requested depending on credit check

**Lease:** The premises are held on a short balance of a tenant repairing and insuring lease, expiring May 2025. A new medium term lease will be available on full terms to be agreed.

**Rates:** The VOA website confirms the property has a Rateable Value of £29,750. For further information interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council.

**Services:** It is understood that all mains services are available or connected subject to statutory regulations.

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

**EPC:** The Energy Performance Certificate Rating for the property is C (59). A full copy of the EPC is available upon request from the agents.

**Viewing:** Viewing is strictly by appointment through the joint agents Bowen 01978 340000 and BA Commercial, Chester 01244 351212

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamlettings@bowen.uk.com](mailto:wrexhamlettings@bowen.uk.com)

