

**BOWEN**

PROPERTY SINCE 1862



Auction Guide Price £40,000

35 Holyrood Crescent, Wrexham LL11 2EN

# 35 Holyrood Crescent, Wrexham LL11 2EN



## General Remarks

**For sale by Public Auction at 2.00 pm on 5th December 2024 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.**

A single storey lock-up commercial premises extending to approximately 608 square feet (56 square metres) in an excellent secondary trading location within an established residential area off East Avenue. Used as a printing workshop for many years it is ideally suited to a number of retail uses (subject to consent). Freehold. RV £5200.

This single storey lock-up commercial premises comprises one of a terrace of originally four units. It extends to approximately 608 square feet (56 square metres) with current temporary internal divisions.

Currently believed to be Planning Class Use B1(c) it is suited to a number of uses such as a trade counter, subject to consent.

**Location:** The property is set behind a parking lay-by within a long established residential area at the boundary of the Rhosddu and Croes Eneurys districts. It is situated just off East Avenue approximately a mile equidistant between the city centre and Gresford roundabout.

**Constructed** of brick and block walls beneath a flat felted roof



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## Accommodation

**Accommodation:** 34' 0" x 18' 0" (10.36m x 5.48m) Hardwood framed double display front windows with central doorway.

Existing internal temporary divisions to form Reception, Office, Workshop and WC.

Racking, wall shelving and desk unit. Rear external door.

**Outside:** Vehicular right of way to rear at present uncultivated area which could provide off street parking.

**Services:** Mains 3 phase electricity, water and drainage are connected subject to statutory regulations.

**Outgoings:** Rateable Value £5200.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 82|D.

**Method of Sale:** The property will be offered for sale by Public Auction on Thursday the 5th December 2024 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,600 inclusive of VAT. For further details on fees payable, please consult the legal pack.

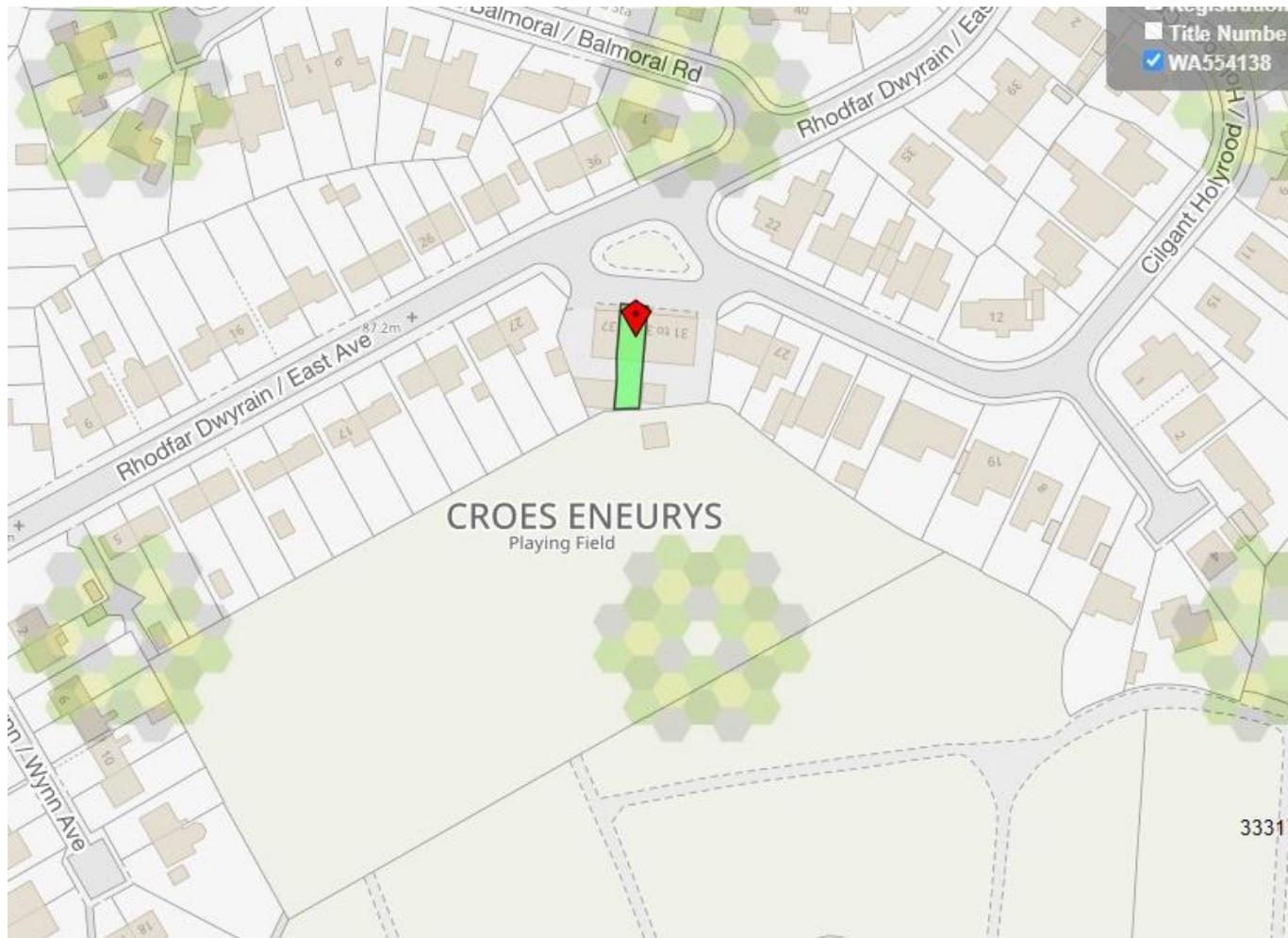
**Vendors Solicitors:** Messrs Allington Hughes, 2, Vicars Lane, Chester CH1 1QX Ref: Daniela Fishwick. Tel: 01244 312166. Email: [daniela.fishwick@allingtonhughes.co.uk](mailto:daniela.fishwick@allingtonhughes.co.uk)

**Directions:** For satellite navigation use the post code LL11 2EN. Leave the city centre on the B5425 Rhosddu/Llay New Road. Continue until passing the railway tunnel on the left then turn right onto East Avenue. The property will be seen after about 200 yards immediately after the fourth junction on the right.



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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 expressively 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.

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