

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £500.00

10 Station Avenue, Chirk, Wrexham, LL14 5LS

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Ground floor shop premises in Chirk.
Central location overlooking the park.
Large front display area.
Off road parking available.
Large garage to the side.
EPC for Commercial Premises - Band 'C' (57).

Location: The property is ideally located within walking distance of the centre of the popular border town of Chirk and all local amenities. The town itself has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior schools.

Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. The property is also within walking distance of Chirk Railway Station which provides services to Birmingham, Chester & beyond.

Accommodation

Shop Premises: A part glazed door from the driveway leads into:

Front Sales Space: 16' 1" x 11' 11" (4.90m x 3.64m) Extensive window frontage and opening to:

Additional Sales Area: 12' 8" x 8' 10" (3.85m x 2.69m) Radiator and part glazed door to:

Rear Store Room: 15' 11" x 11' 4" (4.86m x 3.45m) max Radiator, door to rear and sliding internal door to:

Store Room Two: 10' 3" x 5' 5" widening to 10' 11" (3.12m x 1.66m widening to 3.34m) Radiator, space/plumbing for appliance & door to:

Shower Room: 6' 10" x 3' 3" (2.08m x 0.98m) Shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Spotlights and extractor fan.



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W.C.: With low level flush WC and wash hand basin.

Garage: 28' 7" x 8' 6" (8.70m x 2.59m) With light and power facilities laid on and double doors to front/rear.

Services: We are informed that the property is connected to mains electricity, water and drainage systems.

EPC Rating: 10 Station Avenue (Shop Premises) - Band 'C' (57).

Business Rates: The current rateable value of the shop premises is £4,000. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

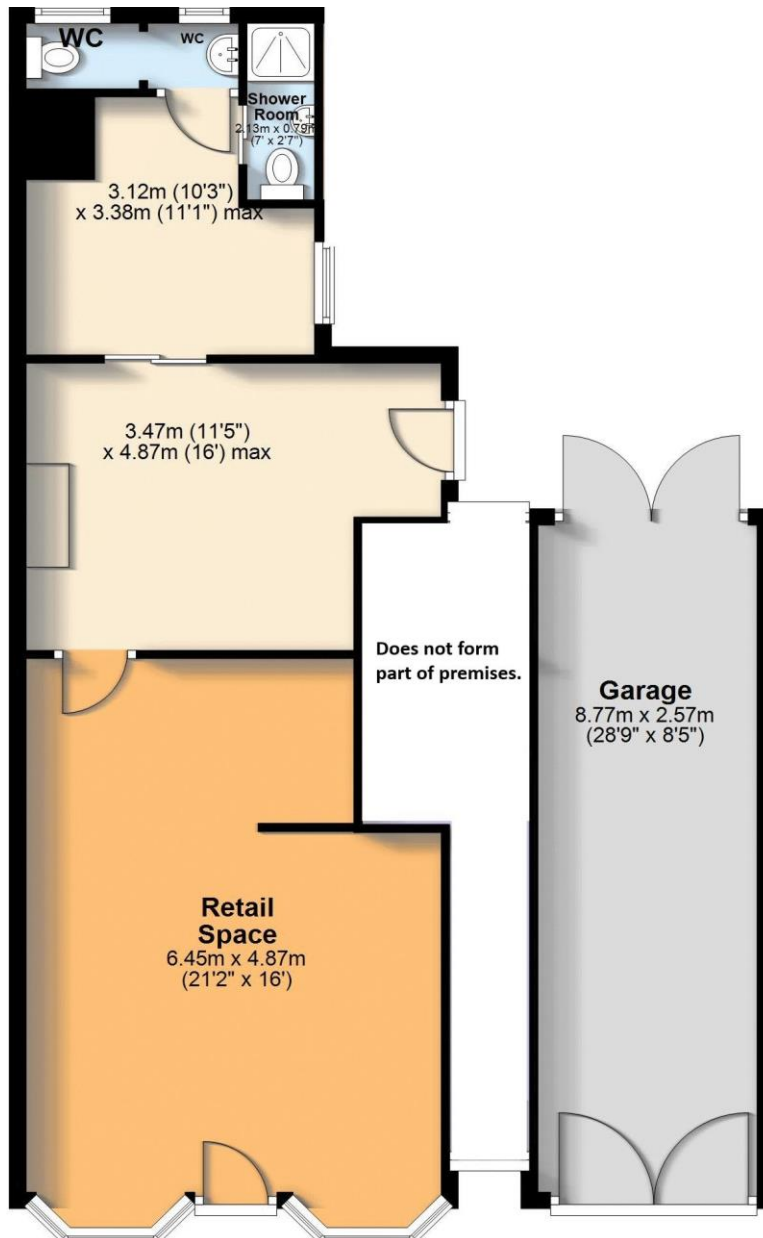
Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.



Lease Terms: The property is available on a new Full Repair and Insurance Lease, for a term to be agreed.

Value Added Tax: We understand the property is not elected for VAT.

Directions: Proceed through Chirk taking your first left hand turn by the cenotaph onto Station Avenue. Proceed along this road where the property will be located on your left hand side identified by the agent's board.



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.