



## Betfred, 22, 23 Queen St, Wrexham LL11 1AL

- Freehold betting office in Wrexham town centre
- Let to Done Brothers (Cash Betting) Ltd (t/a Betfred)
- Passing rent: £35,000 per annum
- 3,146 sq ft over basement, ground and first floor
- Upper parts with residential conversion potential (STP)
- Price: £370,000

### LOCATION

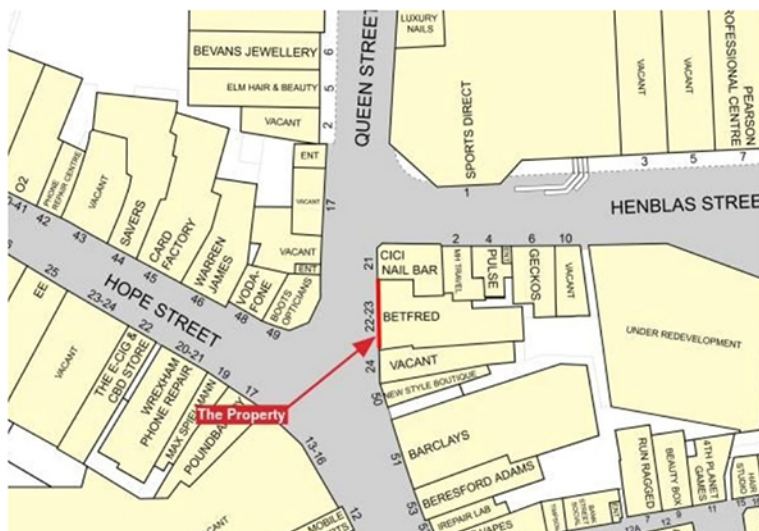
Wrexham is a popular and historic market town in North Wales, located approximately 11 miles south of Chester and 30 miles north of Shrewsbury. It serves as the largest town in North Wales and acts as a key commercial and retail hub for the surrounding region, benefiting from strong local footfall and a growing economy.

The town benefits from excellent transport links. It is situated on the A483, providing direct access to the M53 and M56 motorways at Chester. Wrexham has two railway stations offering regular services to Chester (18 minutes), Shrewsbury (36 minutes), and London Euston (approximately 2.5 hours via Chester). The property occupies a prominent position on the pedestrianised Queen Street, close to major retailers including Sports Direct, Holland & Barrett, Greggs, Barclays, and Boots Opticians.

### DESCRIPTION

22/23 Queen Street comprises a substantial three-storey property arranged over basement, ground and first floor, extending to approximately 3,146 sq ft (292 sq m). The building occupies a prominent position on the east side of Queen Street in the heart of Wrexham's town centre, benefiting from strong pedestrian footfall.

The ground floor is currently configured as a betting office, with ancillary accommodation on the upper floors. The property offers future potential for alternative uses or residential conversion to the upper parts, subject to obtaining the necessary consents and the existing lease.



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### LEASE SUMMARY

The entire property is let to Done Brothers (Cash Betting) Limited (t/a Betfred) on a Full Repairing and Insuring lease for a term of 5 years from March 2023, with reversion in 2028. The current passing rent is £35,000 per annum.

This is a strong income-producing freehold investment let to Done Brothers (Cash Betting) Limited, trading as Betfred, one of the UK's largest independent betting operators. Betfred generates annual turnover in excess of £1.4 billion, operates over 1,000 betting shops nationwide, and employs several thousand staff across its retail and online operations. The combination of a secure lease, attractive yield, and town centre location makes this an appealing addition to any commercial investment portfolio.

### AREA

The property provides a total internal area of approximately 3,146 sq ft (292.29 sq m), arranged as follows:

Basement: 628 sq ft (58.30 sq m)  
Ground Floor: 1,131 sq ft (105.10 sq m)  
First Floor: 1,387 sq ft (128.89 sq m)

### SALE

The property is available on a freehold basis for £370,000

### V.A.T.

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### LEASE & TITLE

Available on request

### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.