

21 GROSVENOR ROAD WREXHAM, LL11 1BT



TO LET/MAY SELL

- Town centre offices
- 203.32 sq m (2,189 sq ft)
- Large parking allowance – Front and Rear parking

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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W www.bacommercial.com

BA Commercial
Chartered Surveyors

21 GROSVENOR ROAD

WREXHAM, LL11 1BT

LOCATION

The property is located in a prominent position on Grosvenor Road, which is regarded as the principal office/professional location within Wrexham. Grosvenor Road is within a short walking distance of the principal shopping area of Wrexham, whilst conveniently located on the edge of the town centre, enjoying quick access to the nearby A483 T Wrexham to Chester Bypass.

Please note the property is located close to established occupiers such as:

- Handelsbanken
- Allington Hughes Solicitors
- Cyril Jones & Co Solicitors
- MD Coxey Accountants
- Oasis Dental Care

Please refer to location plan.

DESCRIPTION

The property comprises a semi-detached traditional office building constructed of brick elevations beneath a series of pitched slated roofs, together with a flat roof area.

The accommodation is arranged over two storeys providing a variety of private offices together with a generous meeting room, kitchen, reception, wc facilities and ancillary space.

The property benefits from good car parking facilities located off the main road and to the rear of the property, with a capacity of approximately 15 spaces in total.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows:

	SQ M	SQ FT
Ground floor	122.54	1,319
First floor	80.78	869.51
Total	203.32	2,189

RENTAL

£25,000 per annum exclusive to be paid quarterly in advance via standing order.

PURCHASE PRICE

The property is available For Sale and interested parties are advised to make contact with the Agents.

LEASE

The property is available on a new Full Repairing and Insuring lease for a period of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £18,000.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate is currently in the process of preparation.

LEGAL COSTS

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

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been

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North Wales

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CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

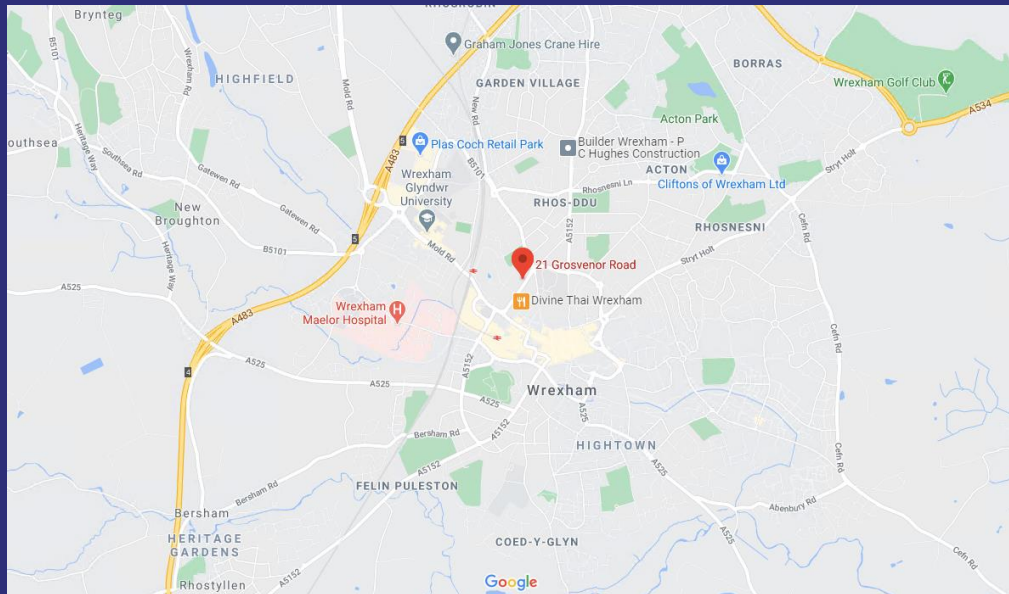
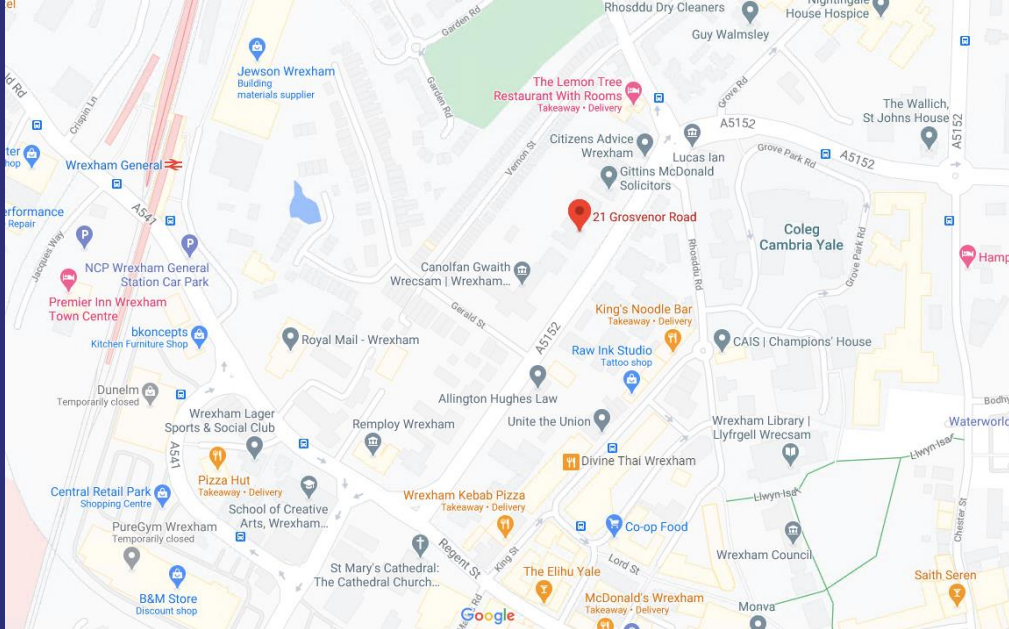
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. HCNOV20

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07387 647578

SUBJECT TO CONTRACT



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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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