

# WREXHAM

**1 KINGSMILLS ROAD  
LL13 8NH**

**RETAIL AND RESIDENTIAL  
INVESTMENT**

\*NO VAT\*



## Location

Located approximately 5 miles west of the English border Wrexham is the largest town and administrative centre of North Wales. The town benefits from significant retail and commercial offerings and is home to Wrexham's Glyndwr University and the world famous Wrexham Football Club.

The subject unit occupies a prominent position at the edge of the town close to The Eagles Meadow Shopping Centre, Mount Street Retail Park and Lidl Supermarket.

## Accommodation

The ground is arranged as a shop unit and is occupied by Stephanie Jaziri (t/a Wrexham Corner Market) and the upper floors are separately accessed and provide two separate 2 bedroom flats.

Ground Floor Sales	828 sq ft	76.92 sq m
Kitchen	55 sq ft	5.11 sq m

The flats are arranged on two levels with lounge and 2 bedrooms, bathroom and kitchen.

## Tenure / Tenancy

The property is freehold. The ground floor is let to Stephanie Jaziri by way a new 7 year lease from 17 September 2021, at a rent of £8,000 per annum. Flat 1b is currently let at £450 per month. Flat 1a is currently vacant and requires updating/refurbishment with an estimated rental value of £600 per month. Total current rent **£13,400 pa**. Potential **£20,000 pa**.

## Price

**£175,000** equating to a Net Initial Yield of some 11.25% after deducting the usual Purchasers Costs.

## Business Rates

Enquiries via the Valuation Office confirm the shop has a Rateable Value of £10,750 – from April 2023.

## EPC

An EPC is being prepared.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

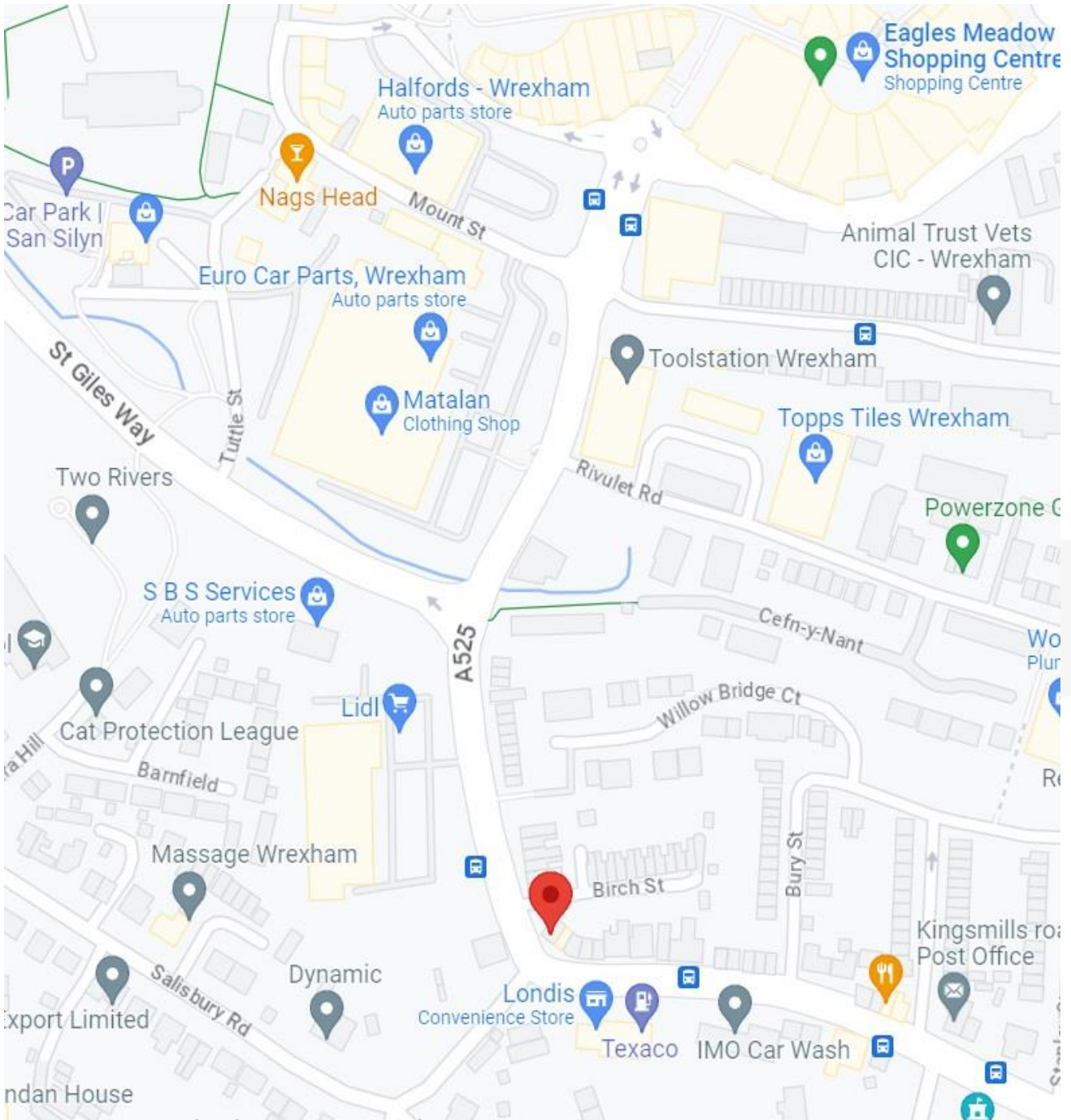
The property is not registered for VAT.

## 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 agreed.

## Viewing

Strictly by appointment through  
Llyr Emanuel 07795 348079  
[llyr@emanueloliver.com](mailto:llyr@emanueloliver.com)



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