



For Sale: 1 - 3 Caia Road

Wrexham | Clwyd | LL13 8DS





For Sale - Well Positioned Commercial/Trade Counter Showroom Property in Wrexham City Centre

The property occupies a strategic roadside position within Wrexham city centre, providing a substantial commercial unit, offering a Total Gross Internal Floor Area of approximately 14,463 sq ft (1,343.51 sq m) on the ground floor, with additional mezzanine accommodation to part of the property. The layout and scale of the building make it suitable for a variety of commercial and trade counter uses, with further potential for redevelopment, subject to obtaining the necessary planning consents.

The property also benefits from off-road car parking and a dedicated service yard. Offers are invited in the region of £695,000 (exclusive) and a viewing is highly recommended to appreciate the property's location, flexibility and potential.

1 - 3 Caia Road

The property comprises of a very prominent detached commercial property that lends itself to a variety of trade counter/showroom/ commercial roadside uses subject to any statutory consents. The property is arranged to provide a Total Gross Internal Floor Area on the ground floor of approximately 14,463 ft sq (1,343.51 m sq) and a mezzanine floor area of approximately 4,888 ft sq (454.09 m sq).

The accommodation is arranged to provide flexible commercial space that would itself to a variety of commercial uses. The commercial accommodation has an eaves height of approximately 3.65 metres. The property has a variety of up and over doors to the front elevation of the property.

There is access to the property from Caia Road with off road parking and a service yard area.

The property structures are of traditional portal framework that is clad in brickwork and profile sheeting.

The property has a Total Site Area of approximately 0.443 acres (0.179 hectares).

The property is owned under Title Numbers WA476964, CYM557472 and CYM557474.



Location

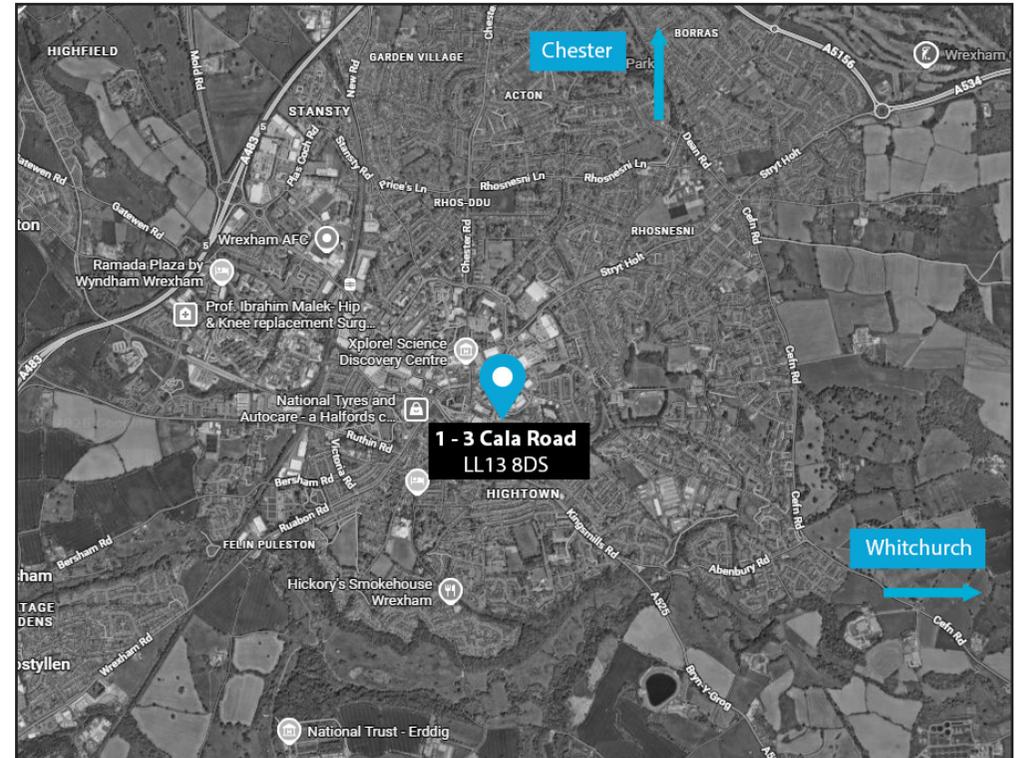
The property occupies a highly prominent roadside position within Wrexham city centre, one of North Wales' principal commercial and administrative hubs. Wrexham benefits from a diverse local economy underpinned by retail, manufacturing, logistics and public sector employment, and continues to attract inward investment due to its strategic position close to the England-Wales border and strong regional transport connections.

Key Location Highlights

- The property fronts the intersection of the A525 (Salop Road), Mount Street and Caia Road, providing excellent visibility and accessibility.
- Situated adjacent to the Eagle Centre, a well-established out-of-town style retail destination.
- Surrounding occupiers include a strong mix of national retailers and trade counter users such as Halfords, Euro Car Parts, Matalan and Toolstation, reinforcing the area's commercial profile.
- The A525 forms an important arterial route within Wrexham's road network, linking the city centre with surrounding residential and commercial areas.
- Wrexham benefits from direct rail services and convenient access to the A483, providing onward connections to Chester, Shrewsbury and the wider motorway network.

Overall, the property's strategic city centre edge location, combined with strong roadside prominence and proximity to established retail and trade occupiers, makes it well suited to a range of commercial, trade counter or redevelopment uses, subject to statutory consents.

 what3words - ///final.extra.dart



Accommodation

GROUND FLOOR

TOTAL GROSS INTERNAL FLOOR AREA - 14,463 ft sq | 1,343.51 m sq

MEZZANINE FLOOR

TOTAL GROSS INTERNAL FLOOR AREA - 4,888 ft sq | 454.09 m sq

OUTSIDE

**CAR PARKING
SERVICE YARD AREA**

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Prospective purchasers should rely on their own enquiries. We understand that the rateable value for the property is £54,000.

Price

Offers in the region of **£695,000** (six hundred and ninety five thousand pounds) exclusive.

EPC

To be assessed.

Legal Costs

Each party to bear their own legal costs.

VAT

It is understood that the property is elected for VAT and therefore VAT will be levied on the purchase price.

Local Authority

Wrexham County Council
Redwither Tower, First Avenue
Wrexham, LL13 9XT

01978 292000

www.wrexham.gov.uk

Tenure

The property is offered for sale with vacant possession. The property is owned under Title Numbers WA476964, CYM557472 and CYM557474.

Planning

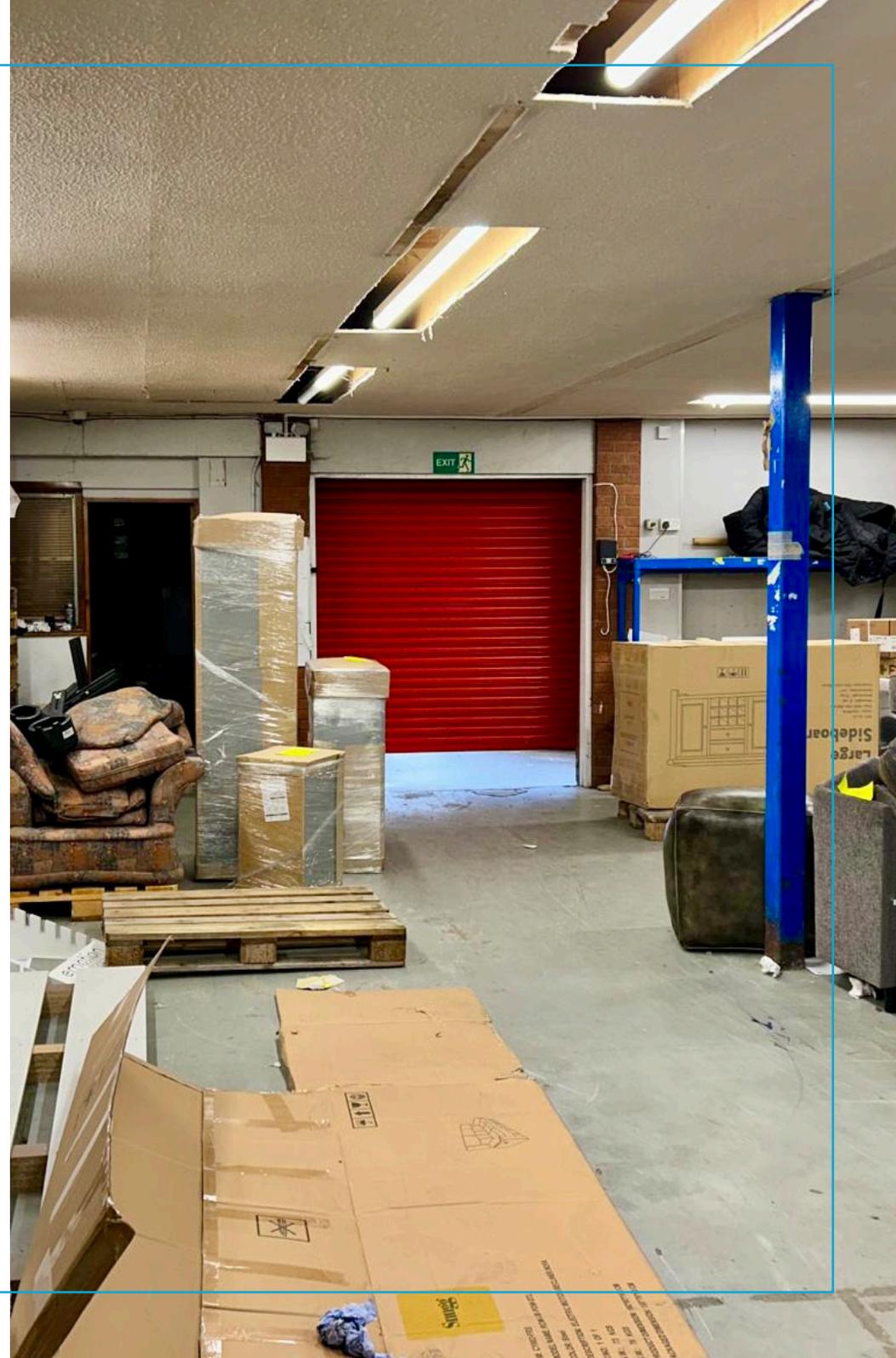
Prospective purchasers should rely on their own enquiries. We understand that the property benefits from planning consent for Use Class B of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of showroom/trade counter and commercial uses or potential redevelopment subject to statutory consents.

Services

Mains water, electricity and drainage are understood to be available subject to normal connection. Services haven't been tested.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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Commercial Department

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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

