

Residential Development, Retail, High Street Retail, Retail - In Town, Serviced Apartments FOR SALE

TSA Property
Consultants



Betfred, 22-23 Queen Street, Wrexham, LL11 1AL

Betfred Retail Inv With Future Resi Potential

Summary

Tenure	For Sale
Available Size	3,146 sq ft / 292.27 sq m
Price	£370,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- * Attractive freehold betting office investment in Wrexham town centre
- * Entirely let to Done Brothers (Cash Betting) Limited (t/a Betfred)
- * Substantial 3,146 sq ft (292 sq m) property arranged over basement, ground and first floor
- * Upper parts offer future residential conversion potential (subject to consents)
- * Producing a secure income of £35,000 per annum
- * Freehold Price of £370,000

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Summary

Available Size	3,146 sq ft
Price	£370,000
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

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)

Lease Summary

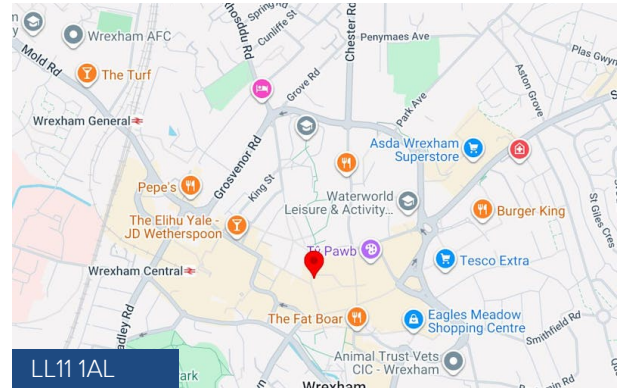
The entire property is let to Done Brothers (Cash Betting) Limited (t/a Betfred) on a Full Repairing and Insuring lease for a term of 5 years from March 2023, with reversion in 2028. The current passing rent is £35,000 per annum.

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.

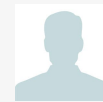
Location

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



Viewing & Further Information



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