

ALL ENQUIRIES

LegatOwen
CHARTERED SURVEYORS

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RED LINE FOR IDENTIFY PURPOSES ONLY

RUTHIN ROAD, WREXHAM, LL13 7TU

- PROMINENT ROADSIDE POSITION OPPOSITE MORRISONS AND ALDI
- SUITABLE FOR A VARIETY OF USES (STP)

0.79 ACRES
(0.32 HECTARES)

LOCATION

The Property occupies a prominent position fronting on to Ruthin Road, one of the main routes into and out of Wrexham town centre from the south west. The site sits immediately opposite a Morrison's supermarket and in close proximity to Aldi and Ysgol Clwedog.

DESCRIPTION/ACCOMODATION

The site extends to some 0.79 acres with an extensive frontage onto Ruthin Road and visible from both directions.

The existing building onsite has not been inspected but we understand has most recently been occupied by a restaurant.

An indicative scheme the redevelopment to accommodate retail and or leisure uses is available upon request.

TERMS

Consideration will be given to a letting of the site in its current arrangement or alternatively consideration will also be given to a design and build leasehold opportunity. Interested parties are advised to contact the agent for further details.

PLANNING

No formal discussions with Wrexham Council have been undertaken however, we understand the site could be suitable for a variety of commercial or roadside uses.

TRAFFIC NUMBERS

The most recent statistics from the Department of Transport show the average daily flow for Ruthin Road to be 12,289 vehicle movements per day.

PLANS/PHOTOGRAPHS

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

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

VIEWING

By prior appointment through the joint agents,

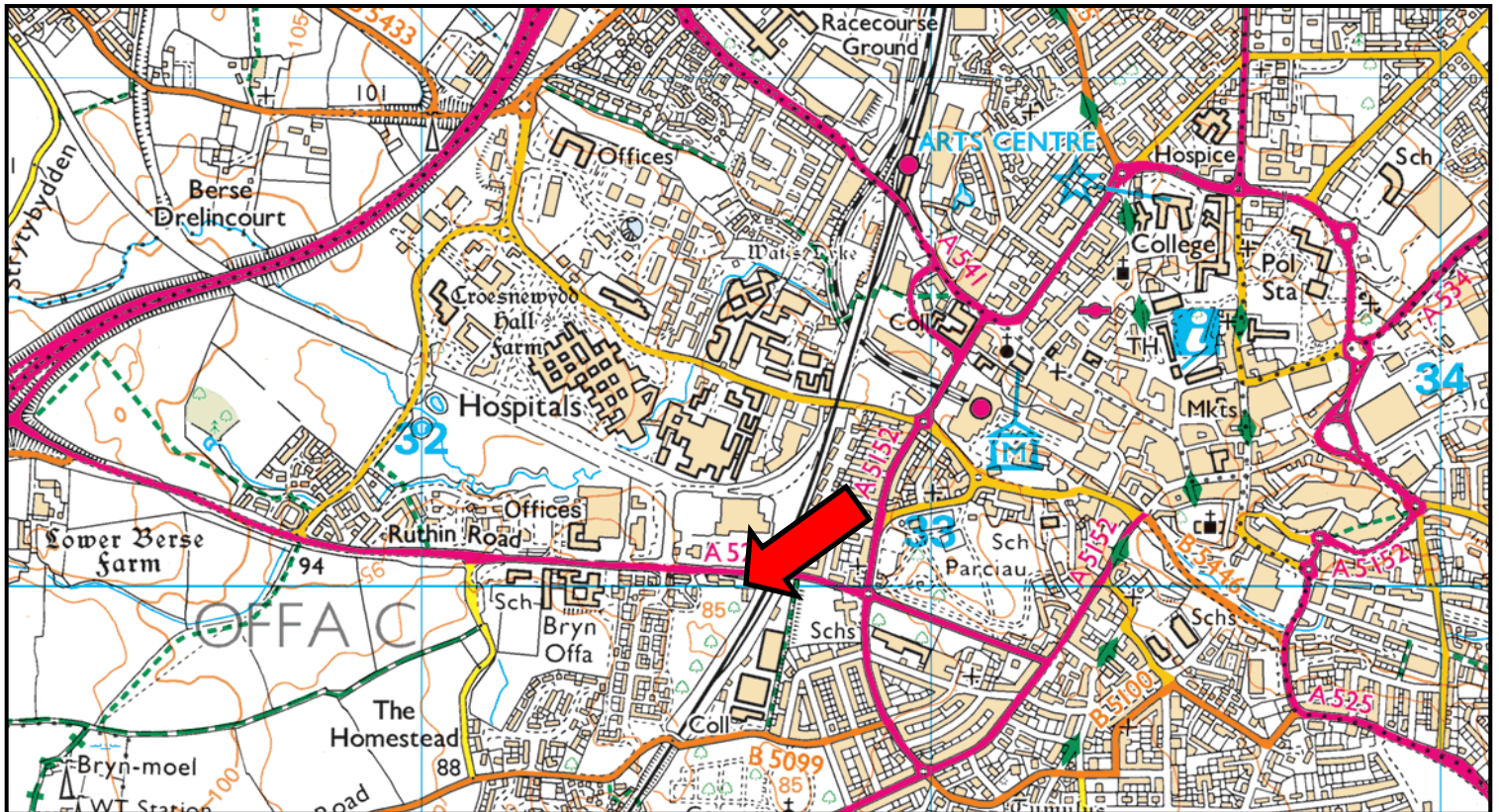
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CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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