



FOR SALE

2 Regent Street, Wrexham, LL11 1SA

Mixed use retail and residential investment – Let to

 **EDEN Mobility**

LegatOwen
INVESTMENT

Investment Summary

- Mixed use investment
- Freehold
- Fully let
- Potential reversion on flat rents
- City centre location
- Net initial yield of 8.1%
- Offers in the region of £800,000
- Total rent roll of £72,700 per annum
- Flats / apartments, fully refurbished



Description

The property comprises a four storey mid-terraced building which benefits from:

- Ground floor retail unit
- Feature glazed entrance
- Separate rear access for the flats
- Fully refurbished accommodation

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sq m	GIA sq ft
Ground 1 st floor retail	181.1	1,950
Flat 8A	40.1	432
Flat 8b	36.7	395
Flat 8c	19.2	207
Flat 9A	40.1	432
Flat 9b	36.7	395
Flat 9c	19.2	207
TOTAL	417.4	4,493

Business Rates

The property has a Rateable Value of £24,250

Service Charge

The property is subject to a service charge for the common areas of the flats.

Energy Performance Certificate

A suite of EPC's is available from the agent.

Tenure

The property is available freehold via title number CYM800254.

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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Tenancy

The retail element is let to Eden Mobility for a terms of 6 years from 13th July 2025 upto the 12th July 2031. There is a tenant break option on the 14th July 2028. The current passing rent for the unit is £22,000 per annum.

The second and third floors are let on AST terms producing £50,700 per annum. A full schedule is available from the agents.

Proposal

Offers in the region of £800,000, subject to contract and exclusive of VAT.

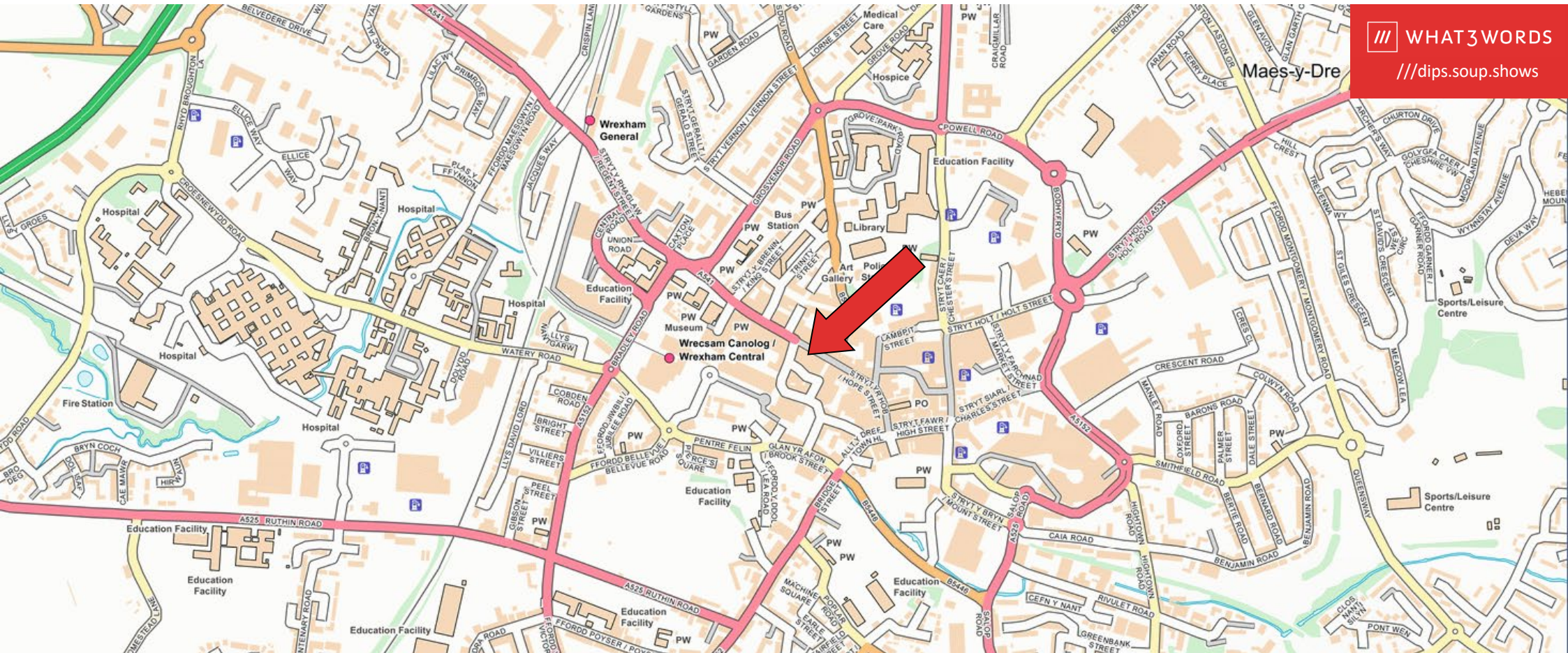
A purchase at this level reflects a net initial yield of 8.61% (assuming purchasers' costs of 5.49%) reflecting a capital value of £178.05 p.s.f.





Location

Wrexham is the principal commercial and retailing centre of North Wales, located 12 miles south of Chester and 25 miles northwest of Shrewsbury.



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DATE PREPARED: **June 2026**



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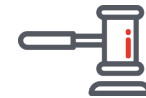
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