



FOR SALE



On behalf of
Wrexham County Borough Council

Mixed Use Development Opportunities

- Two sites extending to 1.035 ha (2.55 acres) and 0.15 ha (0.36 acres).
- Established prominent location in Wrexham Town Centre.
- Suitable for mixed use development to include offices, restaurant, leisure, hotel, residential, or community use, subject to planning permission.



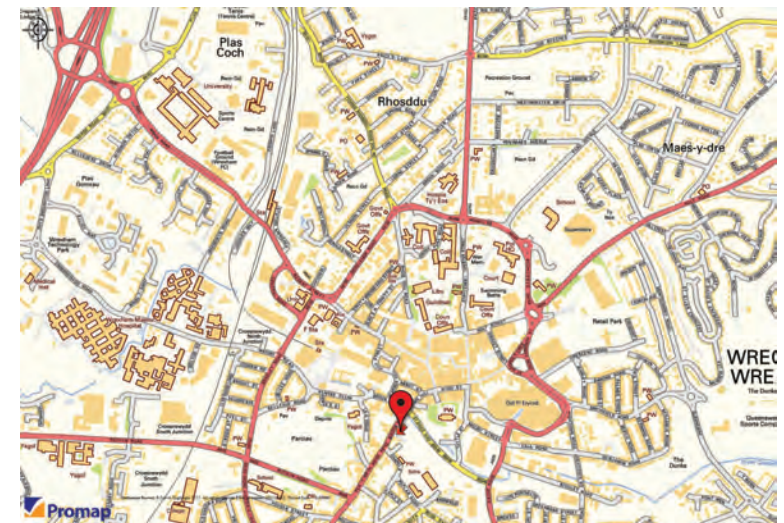
Location

Site A, highlighted in red, is located on the corner of St Giles Way and Bridge Street on the southern edge of Wrexham Town Centre. Site B, highlighted in blue, is located fronting Bridge Street close to its intersection with St Giles Way.

St Giles Way leads west via Brook Street to Mold Road (A541) and hence to the junction with the A483 trunk road approximately half a mile to the west.

The A483 leads north to the A55 the North Wales and north-west conurbations and south to Shropshire.

The sites lie on the edge of the commercial district of the centre of Wrexham close to the main retail locations on Hope Street and High Street and opposite popular local bar, restaurant, take away and night club facilities.





Description

Site A is irregular in shape with a significant frontage to St Giles Way. The site is bounded on the St Giles Way frontage by the River Gwenfro which is culverted under St Giles Way.

The site comprises the location of the former Cambrian Brewery and has now been cleared ready for future development.

The area of the site fronting the corner of St Giles Way and Bridge Street is opposite night time uses to include pubs, take aways and nightclubs.

The rear of the site adjoins residential development, in particular a modern 3 storey apartment development off Bridge Street overlooks the subject site.

Site B is L-shaped and again has been cleared ready for development.

Site Area

Site A – 1.035 hectares (2.55 acres).

Site B – 0.15 hectares (0.36 acres).

A Promap plan is available upon request.

Tenure

Both sites are held freehold under Title Number: CWN224010.

Planning

Site A has a lapsed planning application (number: P/2003/0963) being an outline permission for residential, office, retail and A3 leisure uses, with construction of new vehicular access etc.

The site lies adjacent to the Salisbury Road Conservation Area, to the south and the Wrexham Town Centre Conservation Area to the north.

A planning brief has been produced by Wrexham Council providing additional information on preferred uses being a mixed use development of a combination of residential, local retail, office, community and leisure uses.



Site B





Further Information

Further information is available upon request to include the following:

- Land registry documents/associated plan.
- Lapsed Planning permission document P/2003/0963.
- Information on the conservation areas.
- Outline of Wrexham Town Centre Planning Master Plan for the site.
- Topographical survey.

Terms

Our clients will consider both conditional and unconditional bids for the sites together or individually.

Legal and Surveyors costs

All parties will be responsible for their legal and surveyors costs.

Subject to Contract

VAT

We understand that the site has not been elected for VAT and therefore VAT will not be charged for disposal. All offers submitted should be exclusive of VAT.

Viewing and Further Information

For further information or to view the property please contact the retained agents as follows:
Lambert Smith Hampton

Welsh Translation

The sales details are available in Welsh upon request.

For further information please contact the following:



Dean Young
Lambert Smith Hampton
0161 228 6411
DYoung@lsh.co.uk

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