

Ref: SD 2666

## **A Prime Property in the heart of a thriving Market Town - £355,000**

**The Cross, 1-3 Wrexham Street,**



**Situated in a commanding, central position, this impressive three-storey property is a rare gem. Currently operating as Vaughan Davies Ltd, a trusted name since 1938, it's fondly held in the hearts of thousands of our customers across North Wales and Cheshire**

**LEASEHOLD  
£355,000 FREEHOLD**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

Offering two expansive floors of premium retail space, the ground floor is versatile and can be easily divided into multiple units. The upper two floors present exciting potential for conversion into stylish residential apartments or modern office spaces.

Accommodation

EPC Rating C - expires 18/03/2035.

Ground Floor extends in total to some 183m<sup>2</sup> circa 2,000 square feet.

First Floor – 166m<sup>2</sup> circa 1,800 square feet.

Second Floor – extending to 115m<sup>2</sup> circa 1,253 square feet.

Total square footage circa 5,000 square feet.

The existing lease expires on 1.10/2025 and the leaseholder has decided not to renew its lease. We are acting for the Landlord who will grant a new lease or offers may be considered for the freehold.

**FOR SALE: £355,000.00**

**or**

**TO LET: £32,500.00 PER ANNUM**

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee

they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial 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. March 2025. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

**LEASEHOLD**

**£355,000 FREEHOLD**