

4 & 4a High Street, Overton, Wrexham LL13 0DT

*GUIDE PRICE: **£100,000 - £130,000** (plus fees)



4 & 4a High Street, Overton, Wrexham

Auction House Cheshire are excited to offer for auction 4 & 4a High Street, Overton. The property offers a superb opportunity to acquire a long standing premises situated in a prominent high street position with potential to modernise and develop to suit ones needs, subject to the necessary planning permissions. Situated in a conservation area the property was formerly utilised as a Post Office to the ground floor and further offers extensive accommodation to the first floor, where there is a two bedroom flat, also in need of modernisation. Providing numerous possibilities 4 & 4a would appeal to developers, investors and speculators alike.

LOCATION

Overton is a highly desirable village situated just over the border into Wales and provides fantastic amenities on your doorstep, including Butchers, Medical Centre, Coffee Shop, Public Houses and is within the catchment for The Maelor, Penley High School. Overton is also well placed for swift access to the business centres of Wrexham, Chester, Whitchurch and Oswestry.

Description:

NO. 4 HIGH STREET:

Shop Area
22' 4" max x 18' 11" max (6.82m x 5.78m)
Storage Area
9' 3" max x 8' 10" max (2.83m x 2.70m)
Inner Hall
Post Counter Area
13' 9" max x 5' 8" (4.20m x 1.73m)
Kitchenette/Storage Area 2
14' 1" max x 5' 1" max (4.31m x 1.57m)
Lean-to
10' 6" max x 8' 4" max (3.20m x 2.56m)
Lean-to Two
12' 11" x 8' 3" (3.95m x 2.53m)
Former Sitting Room
17' 6" x 11' 1" (5.35m x 3.38m)

FIRST FLOOR

There is a room above the Former Sitting Room which is inaccessible however provides scope to develop further as required.

NO. 4A HIGH STREET:

Entrance Hall
Landing
Bedroom 1
12' 4" x 9' 9" (3.76m x 2.99m)
Inner Hall
Living Room
20' 3" max x 9' 10" (6.17m x 3.02m)
Bedroom 2
10' 11" x 9' 1" (3.35m x 2.77m)
Shower Room
Kitchen
8' 9" max x 7' 8" max (2.69m x 2.35m)
WC

EXTERIOR:

The property can be accessed to the side through double wooden gates, providing off-road parking. Laid to concrete the drive continues to the rear where there is a small courtyard area to the immediate rear elevation.

AGENTS NOTE:

- The successful purchaser will have to block up the access way at the rear of the property before any demolition commences.
- The boundary wall with No 5. High Street must be maintained at a reasonable height.

SERVICES

Mains electricity and drainage connected. N.B. Purchasers are required, within 6 months of completion, to install the water supply to the mains.

BUSINESS RATES

4 High Street is entered into the Wrexham County Borough 2017 Rating List at Rateable Value £3,900.

SALE CONTRACT AND CONDITIONS:

Available for 14 days prior to the Auction on our website:
www.auctionhouse.co.uk/cheshire.



Tenure: Freehold

Local Authority: Wrexham County Borough Council

Viewings: See when the next open viewing is scheduled for on our website - www.auctionhouse.co.uk/cheshire

Solicitors: Hatchers LLP, 45 Green End, Whitchurch, SY13 1AD. Tel: 01948 663361. Ref: Miss Emily Cross.

Energy Performance Certificate (EPC): 4 High Street - Band D, 4a High Street - Band G

Additional Fees

Buyer's Premium: £1000 inc VAT payable on exchange of contracts.

Administration Charge: 0.6% inc VAT of the purchase price, subject to a minimum of £720 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.