

LOT  
**40**

# 11 Bank Street, Wrexham, Clwyd LL11 1AH

## VACANT RETAIL

Guide Price **£40,000+**



Not to scale. For identification purposes only

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**A vacant two storey retail unit comprising a ground floor shop and first floor storage.**

### Situated

The premises are situated off Hope Street fronting onto Bank Street which connects through to Henblas Street in an area of a variety of retail users.

### Accommodation

Sales 48m<sup>2</sup> (517sq ft)  
Storage 44.26m<sup>2</sup> (476sq ft)  
Staff WCs  
Areas taken from VOA. Prospective purchasers should make their own enquiries.

### Note

The property is registered for VAT.

### Joint Auctioneers

Andrew Scott

**mason  
owen...**  
property consultants