



Attractive Town Centre investment

Let to Done Brothers (Cash Betting) Ltd t/a Betfred

Rent: £35,000pa

Expiry: 23rd March 2028

Price: O/O £325,000

Location

Wrexham is a popular market town located some 11 miles south of Chester and 30 miles north of Shrewsbury. The town is situated on the A483 which connects with the M53/M56 at Chester. Wrexham has two railway stations which offer direct services to a number of towns and cities across Wales and the North West including routes to Chester (18 minutes) and Shrewsbury (36 minutes). There are regular services to London Euston via Chester. (Journey time approx. 2.5 hours).

The property is situated on the east side of Queen Street, close to its junction with Henblas Street. Occupiers close by include Sports Direct, Holland & Barrett, Greggs, Barclays, Vodafone, Warren James, Game, and Boots Opticians amongst many others.

Accommodation

The property comprises a substantial three storey building arranged over basement, ground and first floor. The premises occupies a prominent position on the east side of Queen Street in the heart of Wrexham's town centre.

The ground floor is configured as a betting shop, with ancillary accommodation on the upper floors. The property offers future potential for alternative uses or residential conversion of the upper floors, subject to obtaining the necessary consents.

The premises extend to the following approximate areas:

Ground Floor: 1,131 sq ft / 105.10 sqm

First Floor: 1,387 sqft / 128.89 sqm

Basement: 628 sqft / 58.30 sqm

Tenancy

Let to Done Brothers (Cash Betting) Ltd t/a Betfred Ltd until 23rd March 2028 on a FRI lease at a passing rent of £35,000pa.

For the year end 31 March 2025, Done Brothers (Cash Betting) Limited reported a turnover of £867,299,000, pre-tax profit of £92,728,000, shareholder funds of £71,540,000 and a net worth of £68,614,000 (Source: Experian 11.05.2026)..

Price

Offers over £325,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



BRITTON
PROPERTY

Investment For Sale

22/23 Queen Street
Wrexham LL11 1AL



Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY -

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

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