



Investment for Sale

Units 4-6 Wynnstay Industrial Estate, Ruabon

Wrexham

| Shropshire

| LL14 6EN





High Quality Trade Counter Investment let to Screwfix Direct Limited

- Total Gross Internal Floor Area of approximately 4,433 ft sq (411.80 m sq)
- Eaves height of 6 metres
- 14 car parking spaces
- Secure Rental income of £41,796 per annum
- 10 year lease term (subject to a tenant option to determine in December 2030).
- Forming part of a new build investment commercial development of two commercial buildings

Unit 4-6 Wynnstay Industrial Estate, Ruabon, Wrexham, LL14 6EN

The property provides a detached new build modern trade counter/Commercial unit that has been extensively fitted out by the tenant occupier (Screwfix Direct Limited) and will be subject to warranty. The unit is of steel portal framework clad in profile sheeting to the elevations and the roof cover. The roof cover has translucent roof lights. The unit has an eaves height of approximately 6 metres and an electric roller shutter door to the front elevation. There is potential in the future to separate the unit into three units providing further asset management potential for investment.

The unit has the benefit of 14 car parking spaces to the front of the property and road frontage onto Llangollen Road.

The unit is fitted out as a trade counter with welfare facilities. It offers a well let investment let to a strong national covenant.



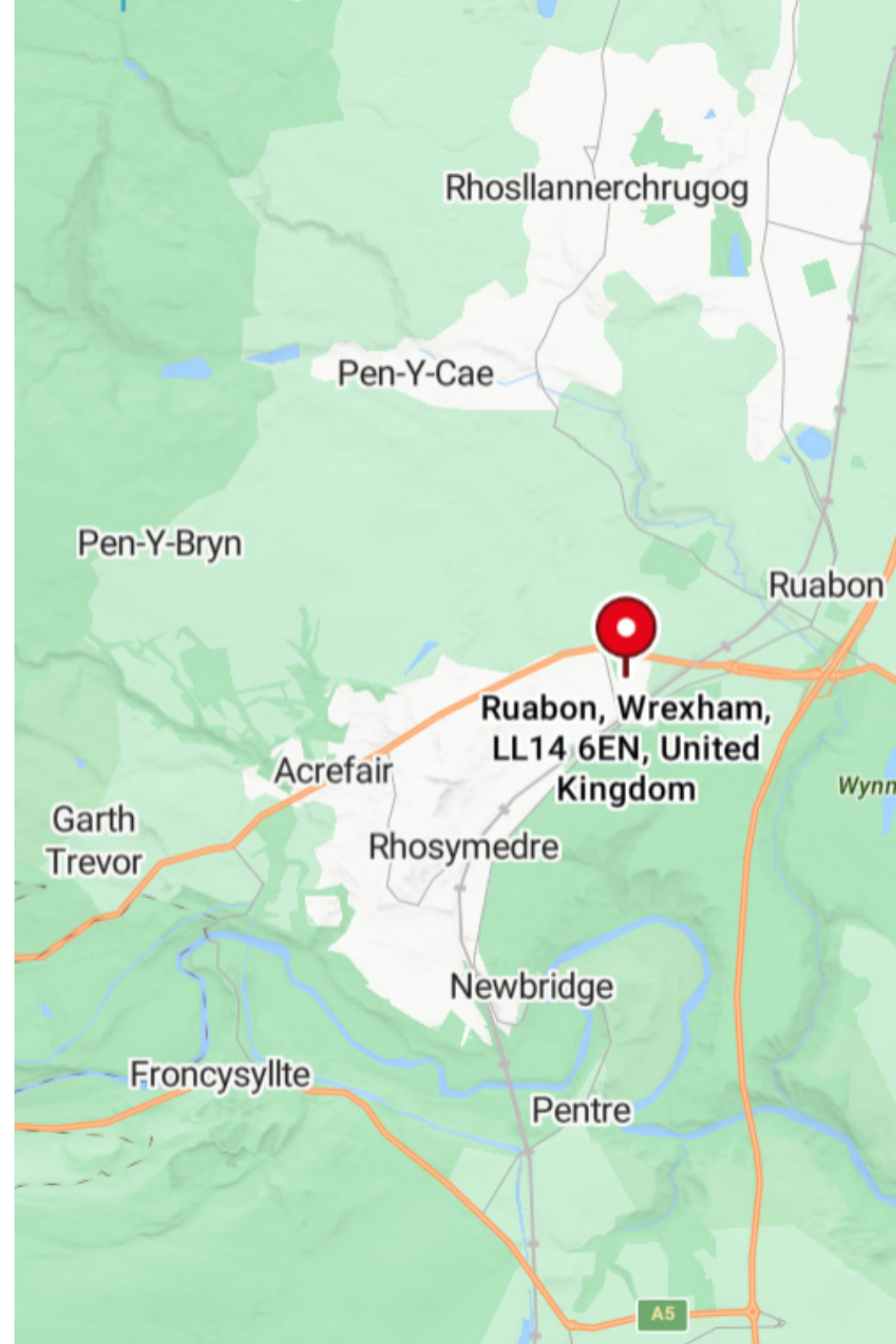
Location

The property forms part of a well located modern commercial development of two detached trade counter/commercial units on the edge of Ruabon and Wrexham. The property forms part of Wynnstay Industrial Estate, which is located just off Llangollen Road, which provides access to the A483 dual carriageway. The surrounding occupiers include Wrexham Mineral Cables and significant residential development.

The property is located approximately 1 mile from the village of Ruabon and approximately 5 miles from the city of Wrexham and approximately 16 miles from the city of Chester. The property enjoys good connectivity to the national road network.

Ruabon is a village in Wrexham County Borough and had a population of 4,274 at the 2011 census and has the majority of local amenities. The property is strategically well located making it attractive opportunity for investment purposes.

 what3words -///recapture.clear.witless



Tenant

The property is let to Screwfix Direct Limited (Company Number 03006378)

Screwfix operates a network of over 900 stores across the United Kingdom, Ireland, and France. The company's stores are powered exclusively by renewable electricity, and they have begun retrofitting existing stores with air source heat pumps. Screwfix's store network is designed to be within a 30-minute drive of 97% of the UK population. The company's services include Click and Collect, which is used more than 10 million times a year, and next day deliveries every day. Screwfix's omnichannel approach has seen digital innovation at the heart of its operations, with services like Plumbfix and Electricfix launched to meet the demands of qualified plumbers and electricians.

The latest financial information for Screwfix Direct Limited as at 31 January 2025 is as follows;

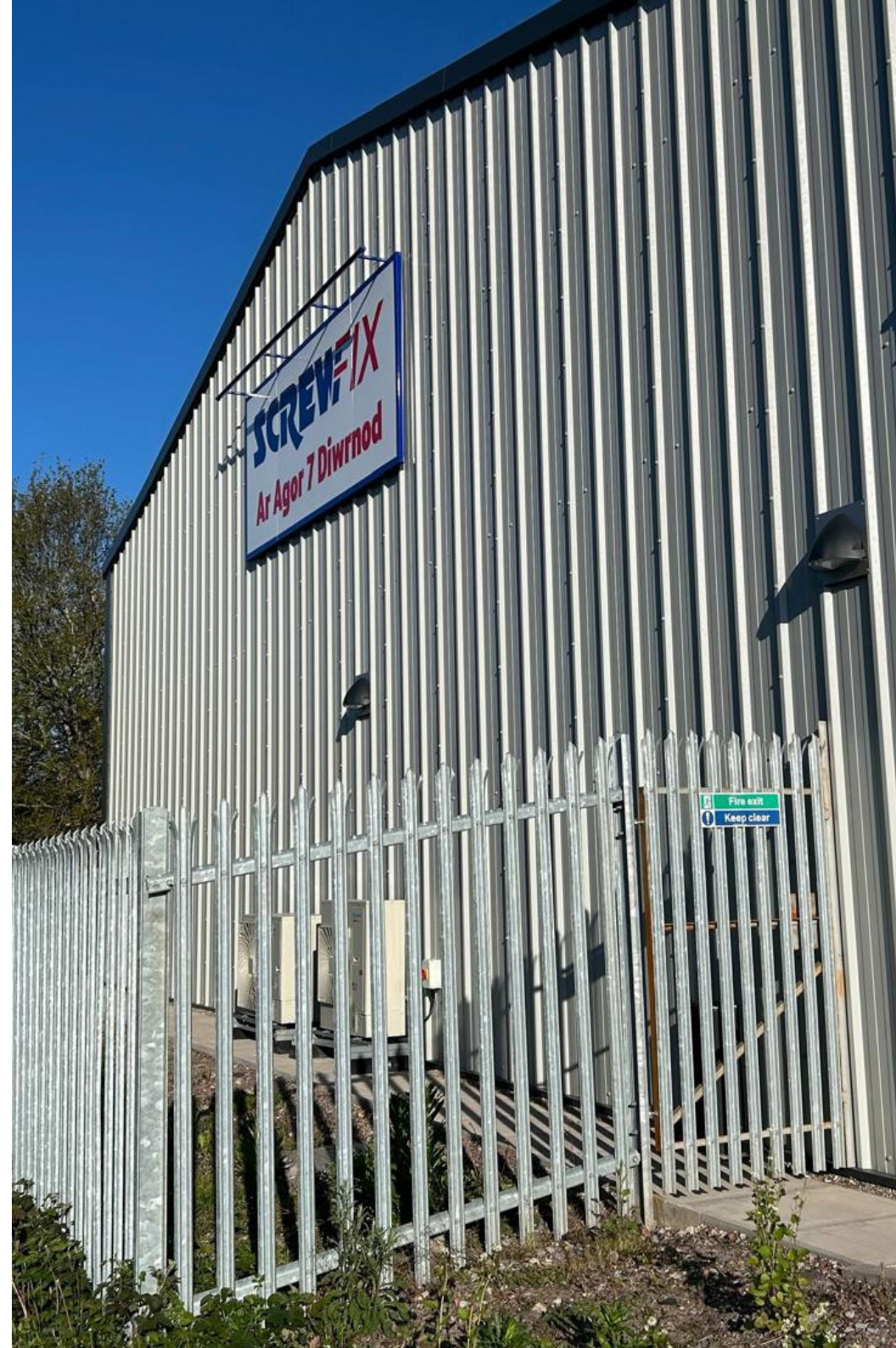
(£'m)

Total Assets: 1,579

Total Assets less current liabilities: £1,036

Net Assets: 779.3

The covenant strength of the tenant makes it an attractive investment for property investment purposes.



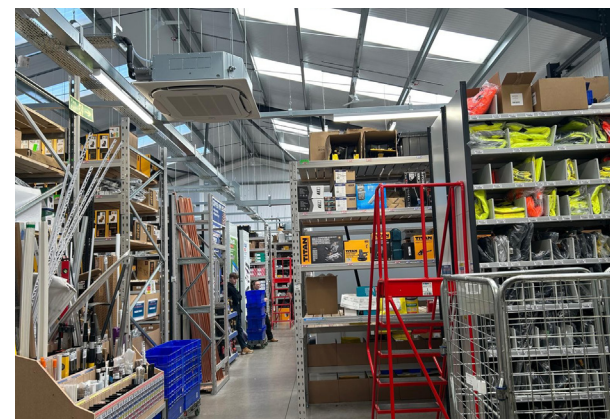
Accommodation

(All measurements are approximate)

TOTAL GROSS INTERNAL FLOOR AREA
4,433 SQ FT | 411.80 SQ M

External

14 car parking spaces



Key Details

Rateable Value

£17,000

Price

Offers in the region of £611,200 (Exclusive) showing a Net Initial Yield of 6.5% after normal purchasers costs

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase of the property.

It is proposed that the sale of the property will proceed by way of a TOGC (Transfer of a Going Concern)

EPC

A (9)

Services

(not tested)

The property is understood to have mains water, electricity (including three phase) and drainage.

Local Authority

Wrexham County Borough Council
Wrexham LL11 1AU

 01978 292000

 <https://www.wrexham.gov.uk/>

Planning

Prospective purchasers and tenants should make their own enquiries.

The property is understood to benefit from Use Class B of the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of trade counter/commercial uses subject to statutory consents.

Legal Costs

Each Party to bear their own legal costs incurred in respect of the sale or letting of the property.

Tenure

The property is offered for sale freehold and forms part of Title Number CYM844919 as shown approximately red on the plan within these particulars.

The sale of the property will be subject to the following occupational tenancy;

Lease	Term/Rent	Repairing and Insuring Basis Rent Reviews	Other Comments
Lease dated 3rd of December 2025 to Screwfix Direct Limited (Company Number 03006378)	10 years from 3rd of December 2025 £20,898 per annum upto 2nd of October 2026 £41,796 per annum from 3rd of October 2026	Tenants Full Repairing and Insuring Basis 5 yearly	Inside the Landlord and Tenant Act 1954 Part 2 Tenant Option to determine- 3rd December 2030 (3 months notice)



Viewing is strictly by prior arrangement with the selling/letting agents.
For more information or to arrange a viewing please contact:

James Evans



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Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation



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