



TO LET / FOR SALE

2x Drive-Thru Units adjacent to ESSO, Holt Road, Wrexham, LL13 9SB

Drive-thru opportunity with pending planning application
1.53 acres (0.62 hectares)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a parcel of land adjacent to the ESSO Petrol Station expanding to come 1.53 acres with a pending planning application for 2 drive-thru units (one being coffee and the other fast food).

The planning reference is [P/2021/0551](#) by Wrexham Borough Council

Access to the site will be via the existing petrol filling station.

Accommodation

The property has been scaled from plans in accordance with the RICS Code of Measuring Practice (6th Edition) and the units will comprise a Gross Internal Area of:

	GIA sqm	GIA sqft
Unit 1 (coffee)	165.0	1,776
Unit 2 (fast food)	236.9	2,550

Terms

The properties are available by way of a new FRI lease on terms to be agreed.

It is anticipated the parties will enter into a AFL, conditional upon the landowner constructing the drive-thru units and parking.

Alternatively, consideration will be given to a freehold sale.

Energy Performance Certificate

An EPC will be provided upon practical completion.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal and other professional costs.

VAT

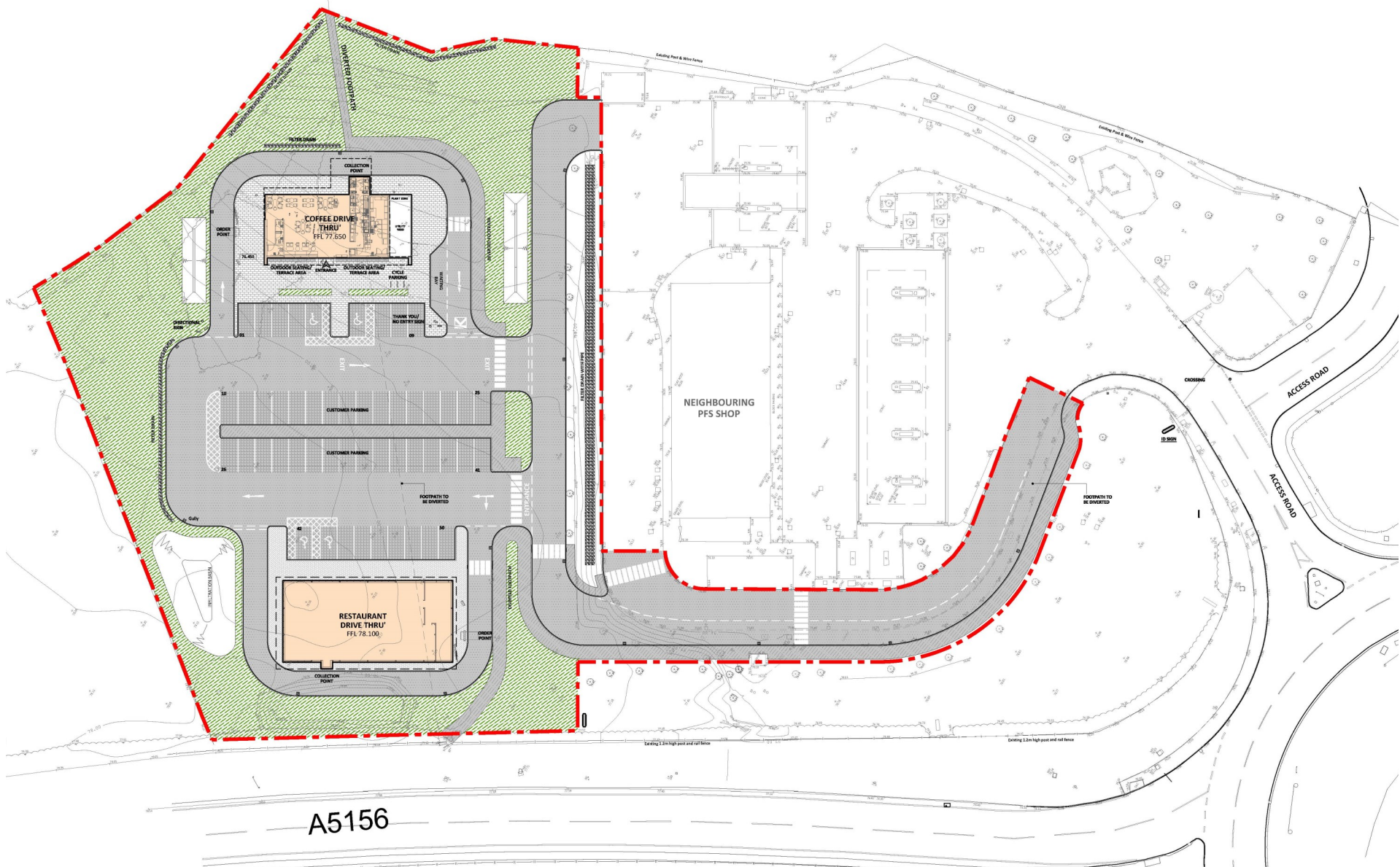
All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



Residential allocation - 600 homes

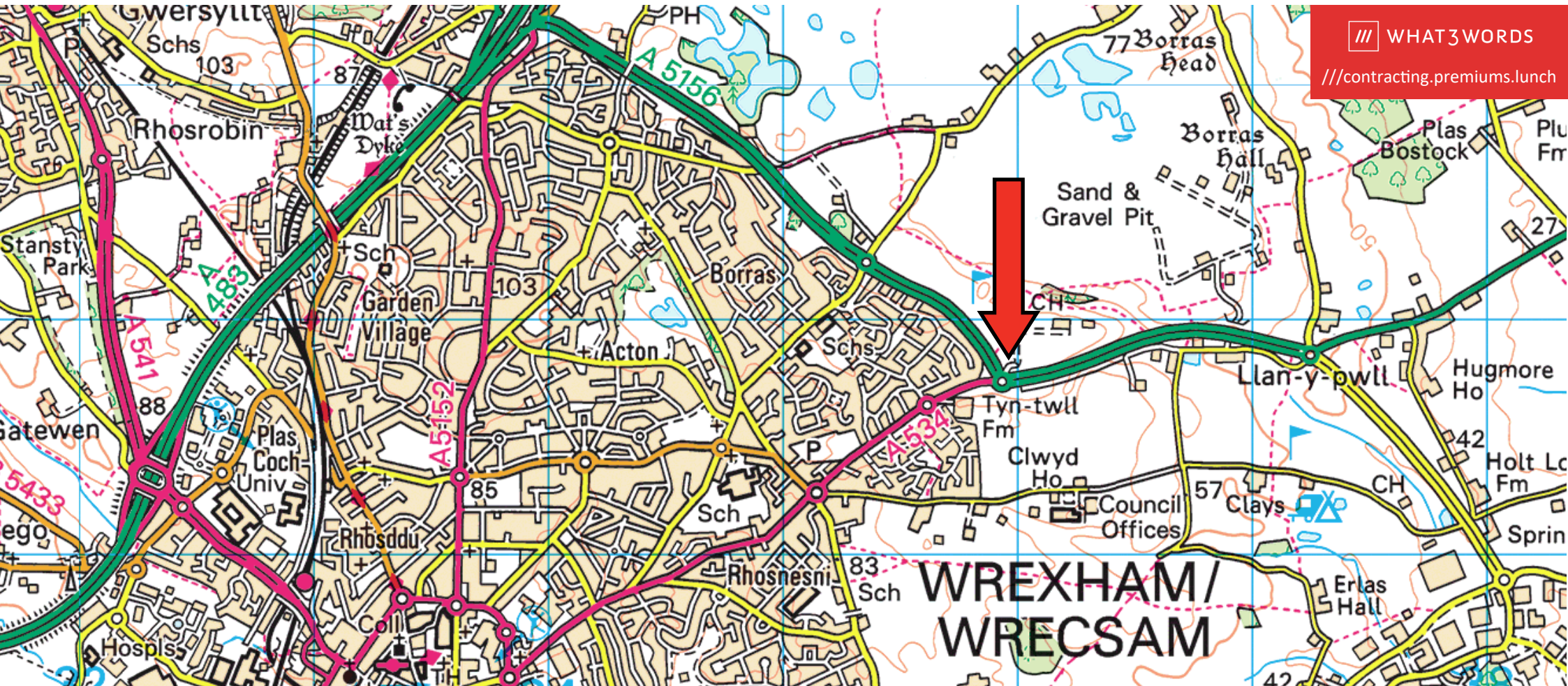


PROPOSED SCHEME LAYOUT (STP)

Location

Wrexham is the largest town in North Wales, situated in the north western corner, close to the border with Cheshire and Shropshire. It is the principal commercial, retail, educational and cultural centre in North Wales and is the administrative centre of Wrexham County. Wrexham is situated 12 miles south of Chester. The town benefits from a new link road providing dual carriageway access from the town to the A483 Wrexham Bypass which in turn links to the A55 North Wales Expressway.

The subject site fronts the A5156 which is the link road between the A483 and Wrexham Industrial Estate. The land to the south of the roundabout forms part of the residential allocation under the local plan and is subject to a planning application for approximately 600 new homes.



Contact:



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DATE PREPARED: April 2025



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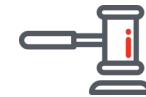
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