SHOP TO LET WREXHAM 40/42 REGENT STREET

Description

Wrexham is one of the largest towns in North Wales and is situated approximately 13 miles south of Chester along the A483. The property provides a prominent corner location with return frontage in the heart of Wrexham town centre at the junction of Duke Street and Regent Street within a short distance from Wrexham's main bus station terminal.

The property sits directly opposite **Primark**. Other nearby occupiers include **Deichmann**, **Peacocks**, **McDonalds**, **Greggs**, **British Heart Foundation** and **Superdrug**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors, comprising the following areas and dimensions:

Ground Floor Sales Ancillary Basement 1,350 sq. ft. (125.42 sq. m) 812 sq. ft. (75.44 sq. m) Not Measured

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent



per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£27,000
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, Green & Partners, contacting:

Harry Silcock 020 7659 4839 harry.silcock@greenpartners.co.uk

Adam Bindman 020 7659 4822 adam.bindman@greenpartners.co.uk

Or, Mason Owen, contacting:

Allie Bainbridge 07884 265760 allie.bainbridge@masonowen.com

Subject to Contract

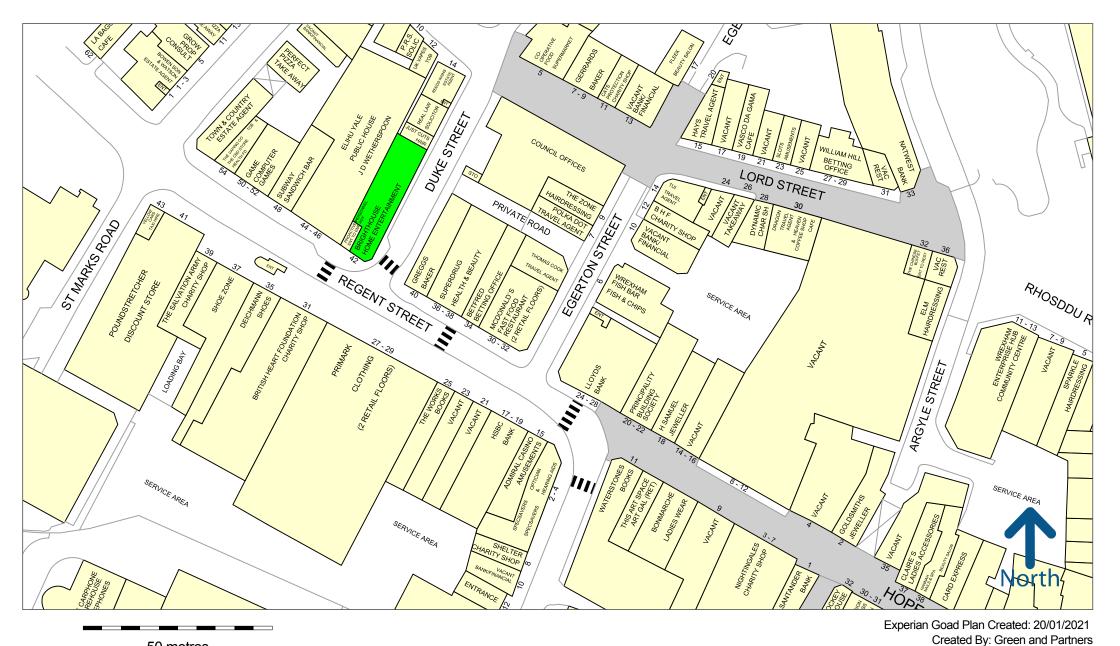
green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.







50 metres



For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885