

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

Lease

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

Rent

£30,000

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 be 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



Experian Goad Plan Created: 20/01/2021
Created By: Green and Partners

50 metres

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