

RETAIL AND LEISURE

LegatOwen
CHARTERED SURVEYORS

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WREXHAM—2 REGENT STREET, LL11 1SA

PROMINENT RETAIL PREMISES TO LET FOLLOWING REFURBISHMENT

LOCATION

Wrexham is the principal and commercial retailing centre of north east Wales located approximately 12 miles south of Chester and 25 miles north west of Shrewsbury.

The subject premises is located on Regent Street, in the prime pedestrianised area of the town centre. As can be seen from the attached trader's plan, the property sits immediately opposite **Santander**, whilst other occupiers in the immediate vicinity include **Vision Express**, **Claire's Accessories**, **Newcis** and **Bon Marche**.

TERMS

The property is available to let by way of a new FRI lease for a term of years to be agreed.

Rental offers are invited in the region of **£15,000 per annum**.

Alternatively, consideration will be given to a freehold sale. Please contact the agents for further information.

ACCOMMODATION/DESCRIPTION

The property comprises of a 5 storey building with ground floor sales and upper floor ancillary parts. The property has the following approximate areas and dimensions:-

Internal Width	6.91m	22' 8"
Ground Floor Sales	153.3 sq m	1,650 sq ft
First Floor	41.4 sq m	445 sq ft
Second Floor	95.4 sq m	1,026 sq ft
Third Floor	65.01	700 sq ft
Basement	Not inspected	

ASSESSMENTS

Verbal enquiries to Wrexham County Borough Council confirm the property is assessed as follows:-

Rateable Value -	£36,250
Rates Payable (19/20) -	£19,067.50

Interested parties are advised to make their own enquiries on 01978 298990.

For more information please contact:

James Lutton 01244 408244

Sandy Ratcliffe 01244 408240

jameslutton@legatowen.co.uk

sandyratcliffe@legatowen.co.uk



ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G, 155 - new report will be provided upon completion of the refurbishment works.

LEGAL COSTS

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

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT

JWJL04032019

VIEWING

Strictly by appointment through the sole agents Legat Owen:-

James Lutton
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Sandy Ratcliffe
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