

RETAIL UNIT ADJACENT TO D.W. SPORTS FITNESS CLUB, PLAS COCH RETAIL PARK WREXHAM, LL11 2BA



TO LET

- Retail Unit
- Excellent retailing position
- 1,395 sq m (15,025 sq ft)
- Other occupiers close by include Sainsburys, Boots, Costa & Frankie & Bennys

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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North Wales

BA Commercial, Hanover House,
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T 01745 330077

W www.bacommercial.com

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LOCATION

Wrexham is a busy town situated in North East Wales.

The shop is located in an excellent retailing position with other occupiers close by including Frankie & Bennys, Sainsburys, Pets at Home, Costa and Boots. The shop can be more readily identified from the attached plan.

DESCRIPTION

The shop forms part of the DW Sports and fitness club and comprises a two storey self contained lock-up shop with ground floor sales, first floor storage and wc facilities.

The ground floor is fully fitted as a sports shop, the first floor is a shell.

ACCOMMODATION/AREAS

The property has the following approximate areas and dimensions:

Internal Width	26.86 m	81' 0"
Shop Depth	36.66 m	120' 3"
GF Sales	824.3 sq m	8873 sq ft
FF Storage	571.5 sq m	6152 sq ft

TENURE

The property is available on a new full repairing and insuring sub lease for a term of years to be agreed.

RENTAL

On application

SERVICE CHARGE

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

RATES

Verbal enquiries of the Local Authority indicate the property has not yet been assessed separately for rates.

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is available on request.

VAT

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

LEGAL COSTS

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

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

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

VIEWING

Strictly by appointment through the sole agents BA Commercial Inc Wild Commercial Property Chester 01244 351212. Ref: DW July19

SUBJECT TO CONTRACT

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