

FOR LEASE

Unit 1B, Regent House, Regent Street, Wrexham LL11 1PR



**Prominent Retail Unit
Within Wrexham Town Centre**
Totalling 85.98 m² (925 sqft)

Situation:

Regent House is situated in a prominent position overlooking Regent Street, immediately to the north west of Wrexham town centre. Wrexham University, the bus station and railway station both lie within a short walk of the property and the A483 dual carriageway is approximately half a mile to the north west.

Description:

The Unit comprises a ground floor retail unit with planning granted for A3 (restaurant/coffee shop) within a mixed use building in a prominent position fronting Regent Street.

The retail unit comprises ground floor sales:

Accommodation:

Internal width	7 m ²	(23 ft ²)
Internal depth	12.50 m ²	(41 ft ²)
Total:	85.98 m²	(925 ft²)

Lease Terms:

The property is available by way of a new full repairing and insuring lease, subject to a minimum 5 year term at a rent of £12,500.

Planning:

The property benefits from A3 planning permission (Case Number: P/2018/0093).

Legal Costs:

The ingoing Tenant to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

VAT:

Value Added Tax at the prevailing rate will be applied to the rental and other outgoings.

Car Parking:

There may be the option to include a car parking space by separate negotiation.

Rates:

Cheshire East Council advise that the premises are assessed for business rates as follows:-

Rateable Value	£7,900
Uniform Business Rate 2018/19	49.3p

EPC:

An Energy Performance Certificate is available on request.

Inspection:

By arrangement with the sole Agents.

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SUBJECT TO CONTRACT
OJB/VGM/OCT2019

