

TO LET (MAY SELL)

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



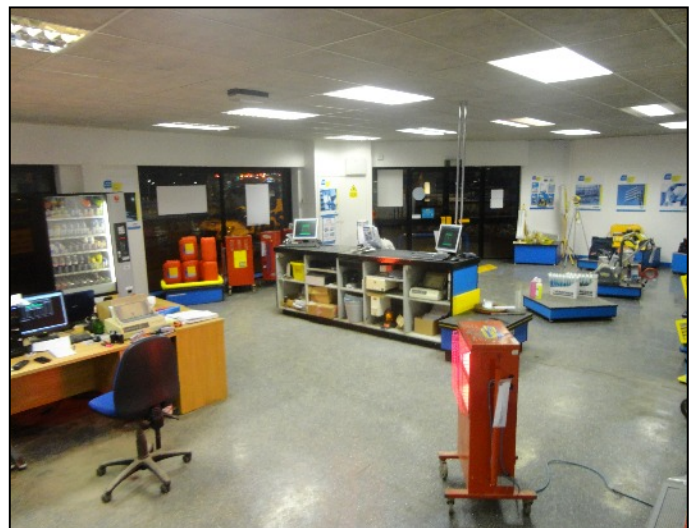
**Smithfield Garage, Hightown Road,
Wrexham, LL13 8ED**

A HIGHLY PROMINENT TRADE
COUNTER/RETAIL & COMMERCIAL
OPPORTUNITY

9,593 SQ FT

(891.2 SQ M)

ON A SITE OF 0.88 ACRES





SITUATION

The subject property is situated located in the heart of Wrexham Town Centre and occupies a highly prominent position located directly opposite the Eagles Meadow Retail development.

SPECIFICATION

- Brickwork and concrete frame construction
- The unit provides prominent trade counter/retail area with warehouse and stores
- Workshop - 4.3 m Eaves height
- Access to workshop by way of 1 no. Concertina loading door
- The unit benefits from male and female w.c. facilities and canteen area
- The unit benefits from large fully secured and self contained yard to the rear
- Customer and staff parking located to the front section of the site.

TENURE

The property is currently held by way of a lease which expires on 31st October 2020 on a full repairing and insuring basis.

As such the property is available either by way of assignment or the remaining leasehold interest or by way of a new sub lease for a term of years to be agreed.

The Landlord will consider a Freehold Sale

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The property provides the following areas:-

Retail/Trade	3,944 sq ft	366.4 sq m
Warehouse/Storage	4,115 sq ft	382.3 sq m
Mezzanine Level	1,534 sq ft	142.5 sq m
Total GIA	9,593 sq ft	891.2 sq m

We have not undertaken a measured site survey but understand that the site extends to approximately 0.88 acres (0.35 hectares) or thereabouts.

RENTAL

Rent Passing £55,125 per annum
Freehold Sale £900,000

RATEABLE VALUE

The 2017 Rateable Value for the property is £26,000.

VAT

Unless otherwise stated all terms are subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWINGS

Viewing will be strictly by prior appointment with the joint letting agents

Legat Owen:

Mark Diaper - markdiaper@legatowen.co.uk

Tom Cooley - tomcooley@legatowen.co.uk

OR

3PL Real Estate

Martin Loveridge - martin.loveridge@3plre.co.uk

Energy Performance Certificate Non-Domestic Building



H S S Hire Group Plc
Smithfield Garage
Hightown Road
WREXHAM
LL13 8ED

Certificate Reference Number:
0970-5942-0397-1290-7030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A+ 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **84** This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 678
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 70.41

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
68 If typical of the existing stock

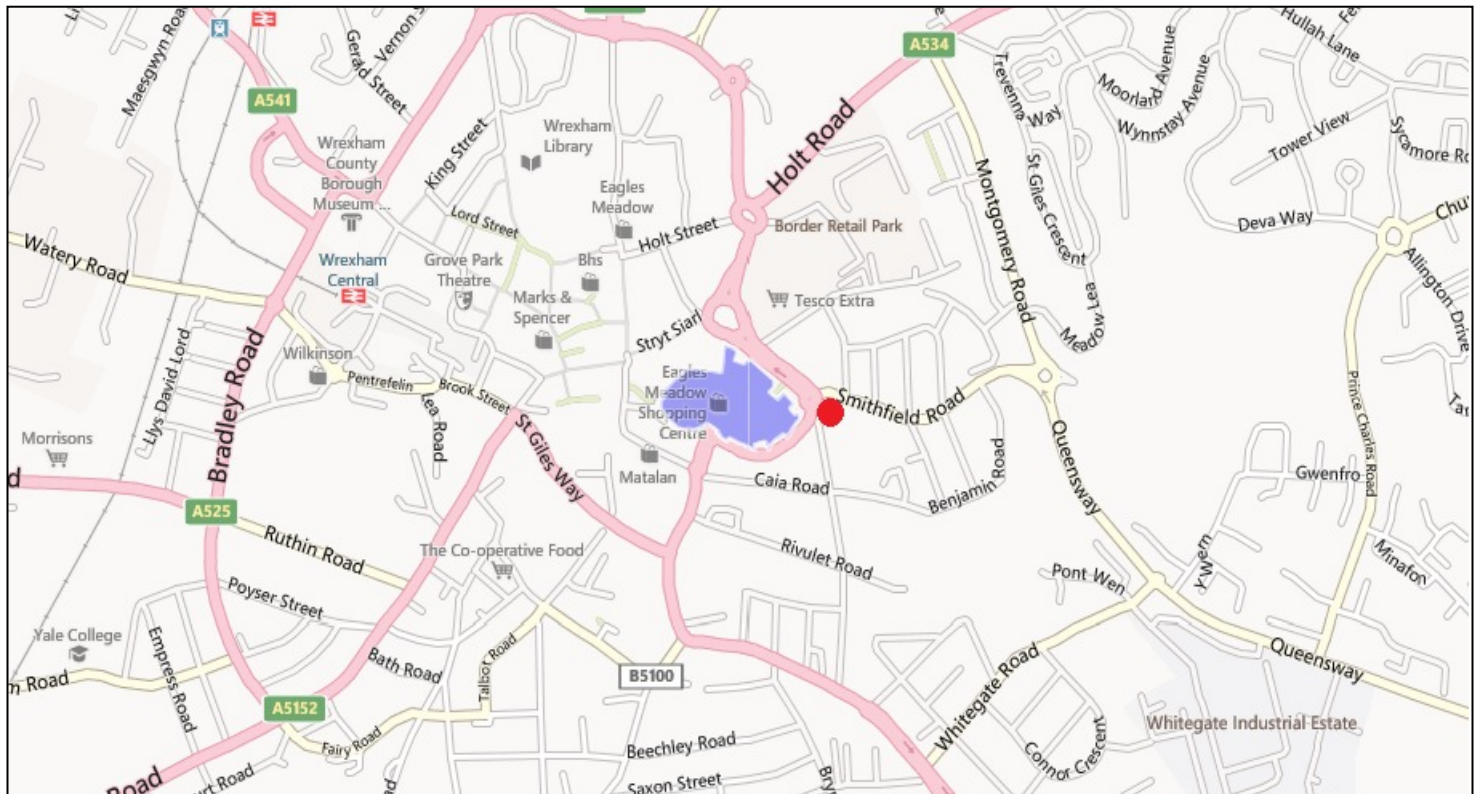
Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



LOCATION

The site is located in the heart of Wrexham town centre on the corner of Smithfield Road (A5152) and Hightown opposite Eagles Meadow Shopping Centre. The property is located 11 miles south of Chester which is accessed via the A483 to the north linking directly onto the A55 Expressway allowing access to M53/M56 motorways.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

February, 19

SUBJECT

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