

TO LET

Wrexham

Unit 3, 9-11 Regent Street



Location

The premises occupy a prime trading location on the busy pedestrianised Regent Street in an area which benefits from strong footfall.

Nearby retailers include **Primark, Waterstones, Body Shop, Deichmann, McDonalds** and **H Samuel**.

Accommodation

The property is arranged predominately over first and second floors with a highly visible ground floor entrance from Regent Street.

The property comprises the following approximate net internal floor areas:-

Ground Floor Entrance	123 sq ft	(11.43 m ²)
First Floor Sales	11,636 sq ft	(1,081 m ²)
Second Floor Area	11,644 sq ft	(1,026 m ²)
Total	22,803 sq ft	(2,113 m ²)

Rent

Upon application

The current service charge for 2014 is £15,820 per annum.

Tenure

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £118,000. From 1 April 2014 the Rates Payable will be £56,876 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Rating Authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

Contact Barker Proudlove or our joint agent Jackson Criss (Michael Lockhart – 0207 637 7100)

EPC Rating - D

Details Prepared July 2014

Subject to Contract & Vacant Possession

Viewing

Strictly through the joint letting agents:

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