

Retail and Leisure



WREXHAM - 31 HOLYROOD CRESCENT

RETAIL UNIT TO LET

LOCATION

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

The subject property is located on Holyrood Crescent, at the junction with East Avenue and provides a very prominent position. As can be seen from the attached plan, the unit is located adjacent to Top Nosh in a high-density residential area.

ACCOMMODATION/DESCRIPTION

The premises comprise ground floor retail unit comprising of the approximate areas and dimensions:-

Unit 1	52.29 sq m	563 sq ft
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TERMS

The property is available by way of a new effectively Full Repairing and Insuring lease at a rent of **£10,000 per annum exclusive**.

ASSESSMENTS

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

Rateable Value*-	£4,900
Rates Payable (18/19) -	£2,577.40

Interested parties are advised to make their own enquiries on 01978 292000.

*Small Business Rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is in the course of being prepared and will be made available to interested parties.

For more information, please contact:

James Lutton

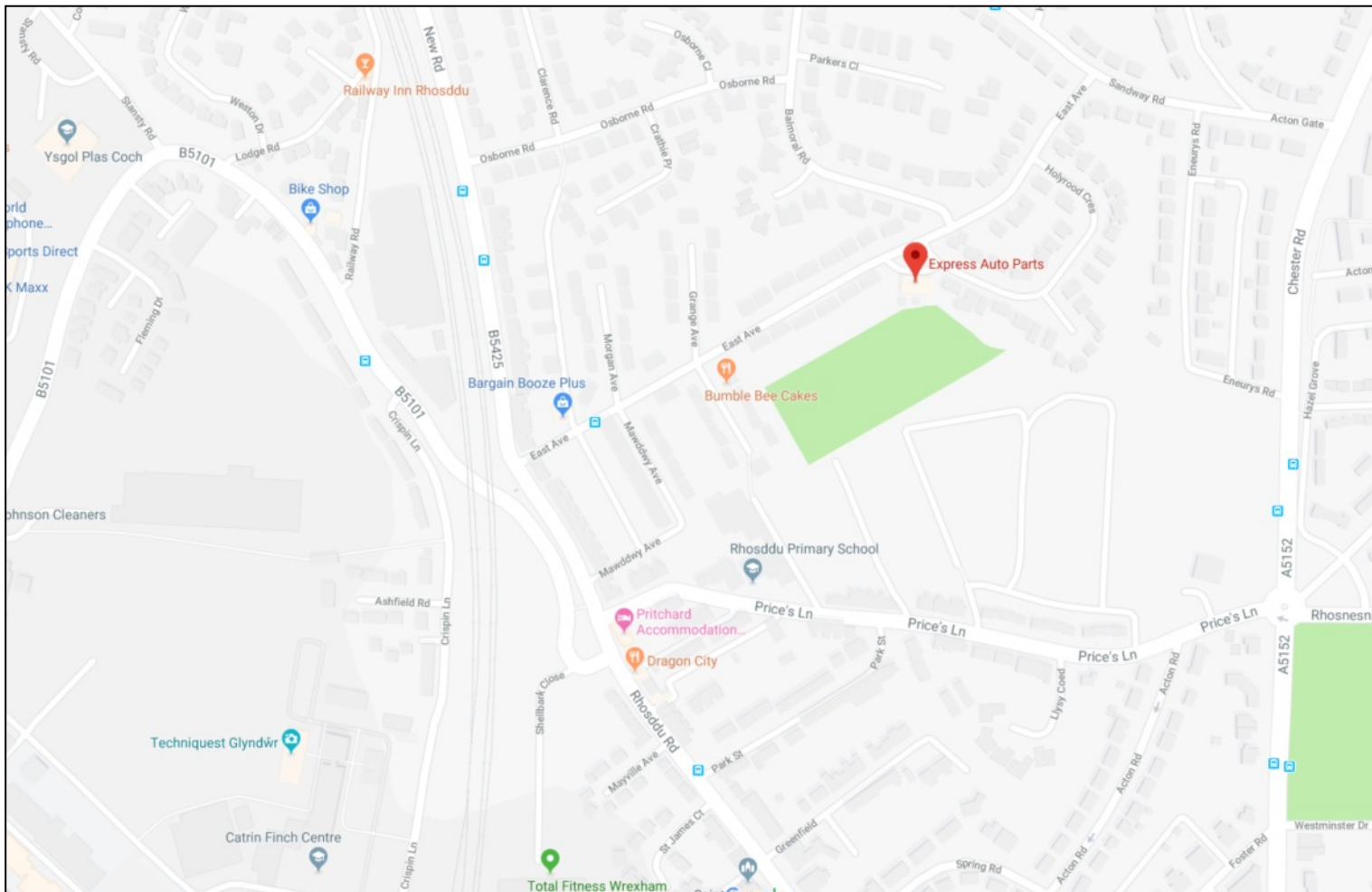
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Sandy Ratcliffe

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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

SRJW03102018

VIEWING

Strictly by appointment through the sole agents Legat Owen:-

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