

# Retail and Leisure



## WREXHAM 21 Queen Street PROMINENT SHOP 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 Queen Street, at the junction with Hope Street and Henblas Street and provides a very prominent corner position within the town centre. As can be seen from the attached traders plan, the property sits immediately adjacent to **Betfred** whilst other nearby occupiers include **Boots Opticians, Barclays, Vodafone** and **BHS**.

### TERMS

Rental offers are invited in the region of **£27,500 per annum** exclusive for a new Full Repairing and Insuring lease, subject to vacant possession.

### ACCOMMODATION/DESCRIPTION

The property comprises a three storey building with the following approximately areas and dimensions:

Ground Floor Sales	651 sq ft	60.5 sq m
First Floor Stock	313 sq ft	29.1 sq m
Second Floor Stock	248 sq ft	23.0 sq m

### ASSESSMENTS

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

Rateable Value	£44,250
Rates Payable (15/16)	£20,930.25

For more information please contact:

**James Lutton**

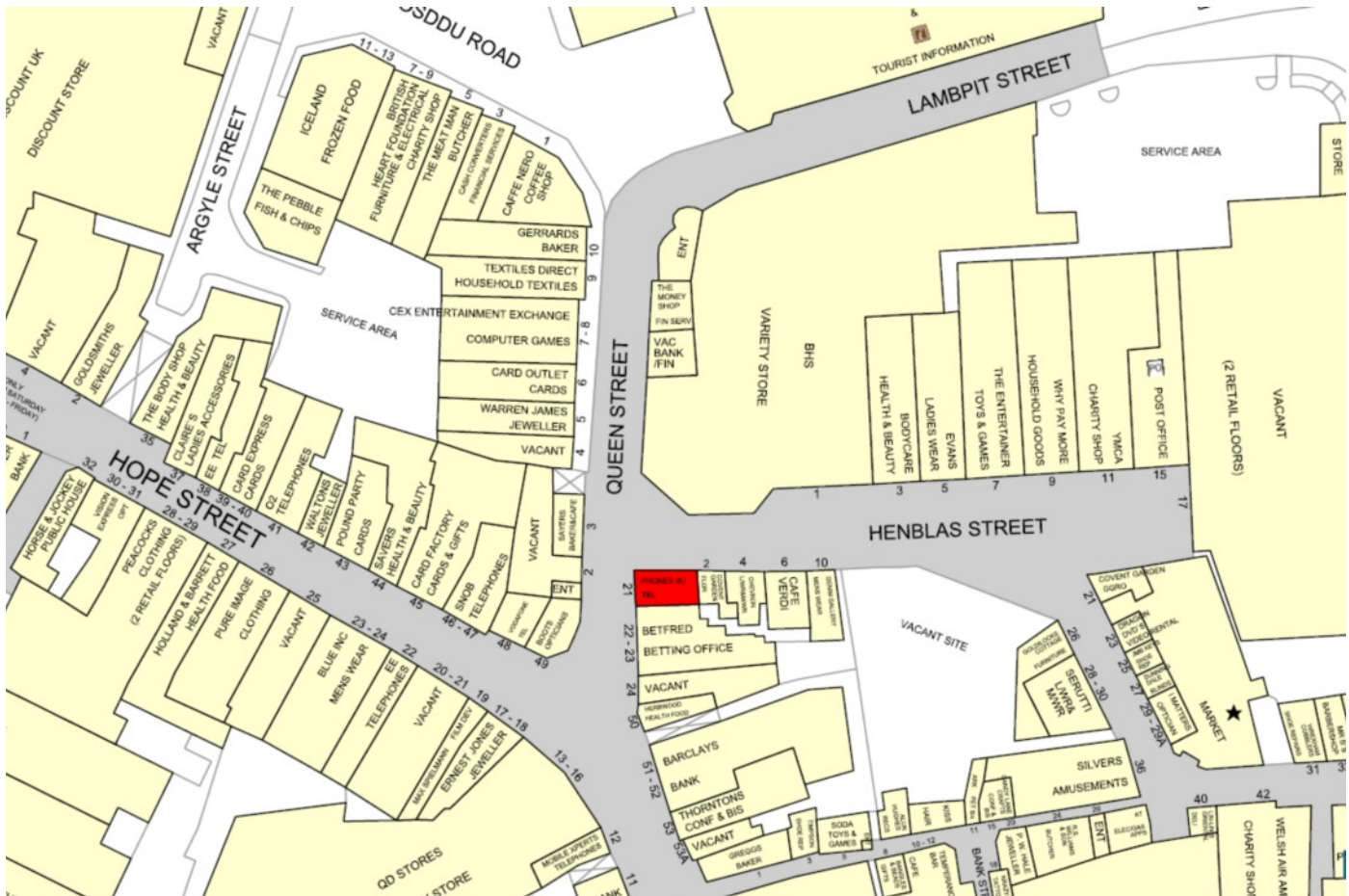
**01244 408 244**

**James@legatowen.co.uk**

**George Falck**

**01244 408 239**

**George@legatowen.co.uk**



### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided upon possession of the property.

### LEGAL COSTS

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

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.

### VAT

Prices, outgoings 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.

### VIEWING

Strictly by appointment through the joint agents:  
Legat Owen

James Lutton - 01244 408244 / james@legatowen.co.uk

George Falck - 01244 408239 / george@legatowen.co.uk

Ockleston Bailey

Hugh Ockleston - 01244 403444 / hugh@ocklestonbailey.co.uk

HMG

Vicki Cook- 0161 929 5666 / vcook@hollinsmurray.co.uk

**SUBJECT TO CONTRACT**

**JLCJ250914**

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