

# Retail and Leisure



CGI OF PROPERTY FOLLOWING REFURBISHMENT

## WREXHAM 24 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 provides a very prominent 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, New Look** and **Phones 4 U**.

### TERMS

Rental offers are invited in the region of **£35,000 per annum** exclusive for a new full repairing and insuring lease, subject to vacant possession. Incentives may be available, subject to status.

### ACCOMMODATION/DESCRIPTION

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

Ground Floor Sales	776 sq ft	72.07 sq m
Ground Floor Ancillary	76 sq ft	7.06 sq m
First Floor Sales	721 sq ft	67.01 sq m
First Floor Stock	109 sq ft	10.12 sq m
Second Floor Stock	388 sq ft	36.07 sq m

The landlord is shortly to refurbish the property and further details are available from the agents.

### ASSESSMENTS

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

Rateable Value	£46,750
Rates Payable (14/15)	£22,112.75

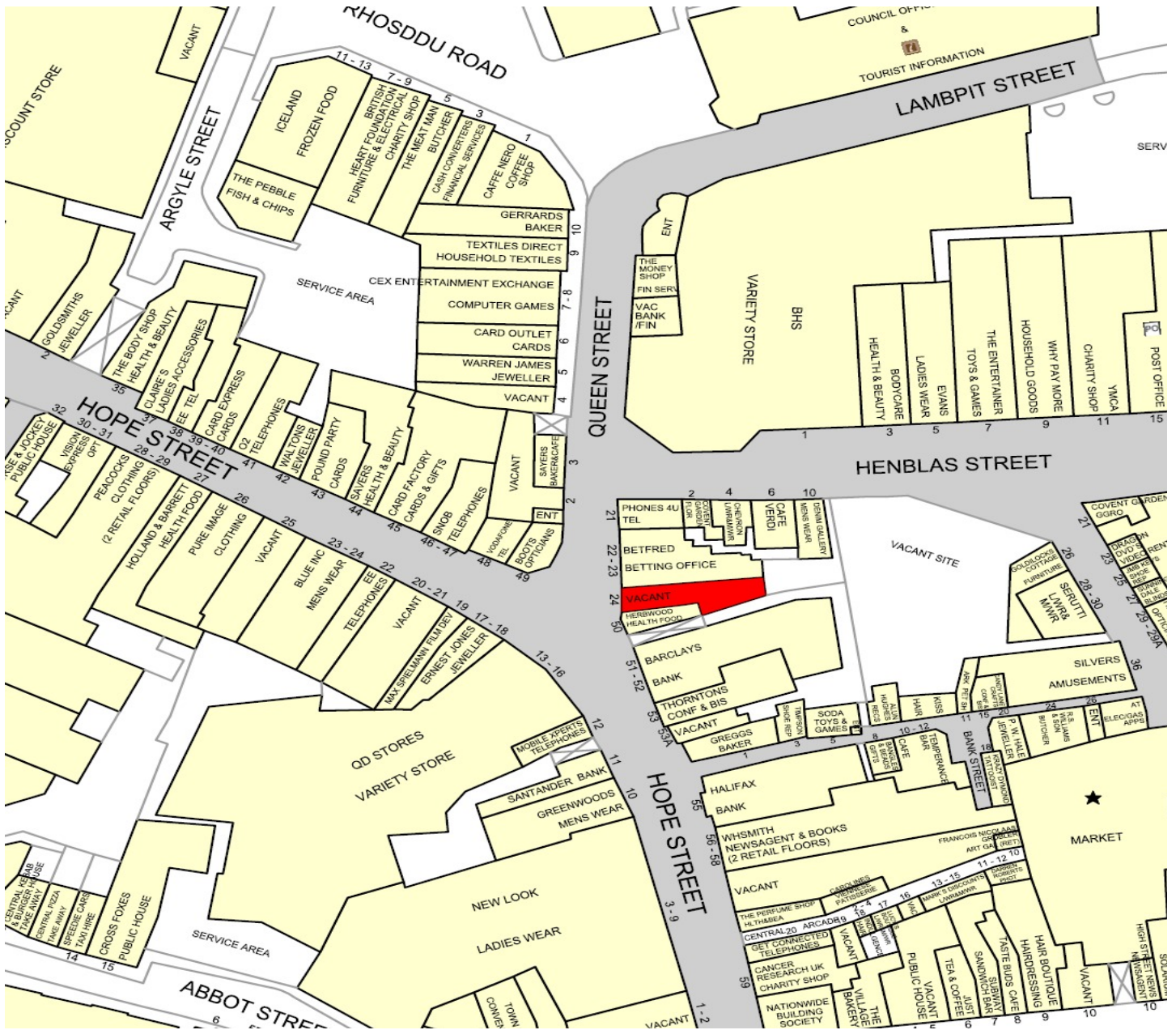
Interested parties is advised to make their own enquiries on 01978 292000.

For more information please contact:

**Dan Oliver**

**01244 408 215**

**Dan@legatowen.co.uk**



### ENERGY PERFORMANCE CERTIFICATE

#### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> 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

**81**

This is how energy efficient the building is.

### LEGAL COSTS

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

### 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.

### SUBJECT TO CONTRACT

JLCJ080514

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.

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