

Retail and Leisure



WREXHAM 6 High Street SHOP UNIT TO LET

Location

Wrexham is the commercial and retailing centre of North Wales, located 12 miles south of Chester and 25 miles north west of Shrewsbury. As can be seen from the traders plan on the reverse of these details, the property occupies a prominent position on High Street, which links the traditional prime shopping area of Hope Street and the newly opened 400,000 sq ft Eagles Meadow Shopping Centre.

The property is immediately adjacent to **Subway** and other occupiers in the near vicinity include **Chatwins Bakers**, **Nationwide Building Society** and **Lloyds No. 1 Bar**.

Tenure/Lease

The property is available by way of a new full repairing and insuring lease at a rent of **£10,000 per annum exclusive**.

Accommodation

The property comprises an attractive self contained two storey shop unit with a small rear yard having the following approximate areas and dimensions:

Gross Frontage	12' 7"	3.84 m
Internal Width	11' 0"	3.35 m
Shop Depth	40' 4"	12.28 m
Ground Floor Sales	403 sq ft	37.42 sq m
First Floor Ancillary	124 sq ft	11.5 sq m

Assessments

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

Rateable Value	£4,650
Rates Payable (15/16)	£2,157.60

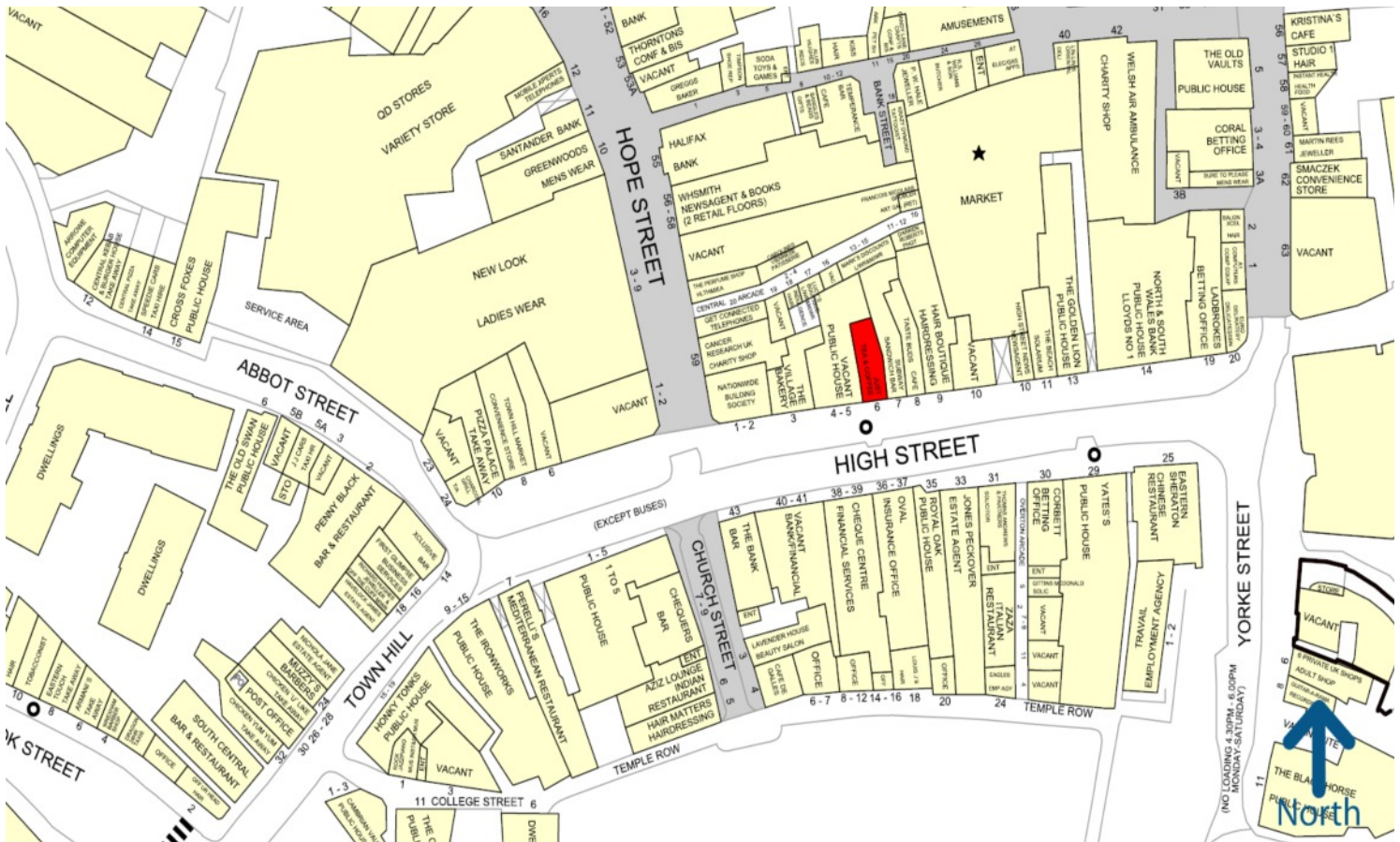
Interested parties are advised to make their own enquiries on 01978 292000.

For more information please contact:

George Falck

01244 408 239

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ENERGY PERFORMANCE CERTIFICATE

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

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

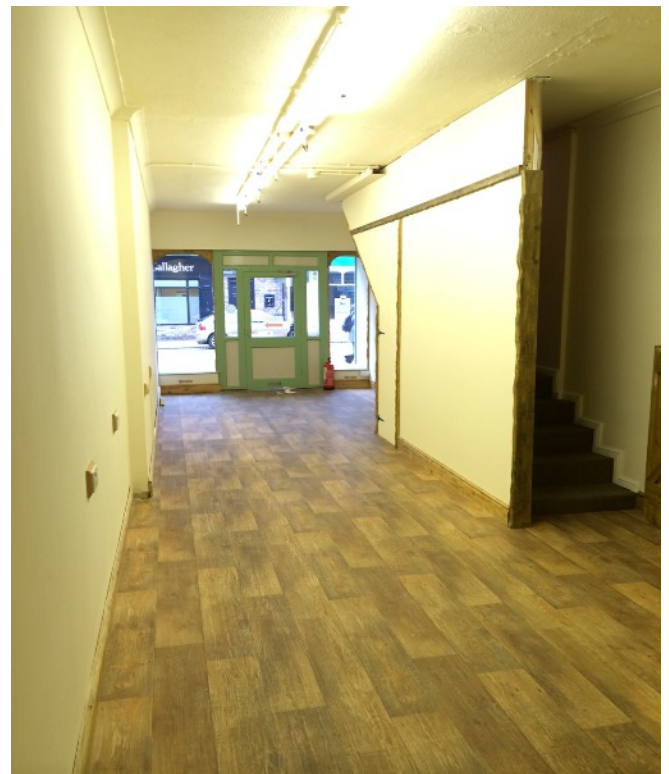
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents Legat Owen 01244 408 200.

SUBJECT TO CONTRACT

GFCJ1401



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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