

12 BROOK STREET WREXHAM, LL13 7LL



TO LET

- Newly refurbished town centre, commercial area with local parking
- Sales area 43.5 sq m (469 sq ft), kitchen area 8.3 sq m (89 sq ft), toilet, rear private yard & storage building
- Previously occupied as office, hair salon & café, includes WCBC Liquor Licence
- Available on New Lease – incentives available subject to status
- Well served by road communications including public transport with bus stop located directly outside
- £8,000 per annum

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Wrexham is the principal commercial centre for North East Wales boasting a strong and diverse mixed economy.

The premises are situated in Brook Street, which forms part of the town's inner ring road. The subject premises is close to the Island Green shopping centre which comprises approximately 15,143 sq m (163,000 sq ft) of multiple retailer occupied accommodation together with substantial on site pay and local display car parking.

The premises are situated in a mixed central area in the centre of town and there are development proposals in the immediate area. Additionally, there has been a substantial number of town centre flats and apartments constructed within reasonable proximity of the premises.

Please refer to location plan.

DESCRIPTION

The property comprises the ground floor of a mid-terraced recently refurbished commercial building providing accommodation on the ground floor only.

The building incorporates a virtual full height shop front with inset personnel doorway and was latterly occupied as a cafe, hairdressers and office.

The premises incorporate laminate flooring, boarded painted walls with suspended ceiling, inset lighting and air conditioning system together with new gas fired central heating system to panelled radiators.

To the rear of the sales area a partitioned kitchen area has been formed with wall and worktop cupboards and also a central heating boiler.

There is also a rear yard area and a storage unit with electricity.

PROPOSED USES

The property can accommodate a number of different uses, and it should be noted that the property possesses a 'premises WCBC liquor license'

The property has just been refurbished.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Sales	43.5	469
Kitchen	8.3	89

Rear yard & storage building.

RENTAL

£8,000 per annum

INCENTIVES

Incentives are available subject to status.

LEASE

The premises are available to let on a new lease on Full Repairing & Insuring terms, for a term of years to be agreed incorporating regular rent reviews.

RATES

The VOA website confirms the property has a Rateable Value of £7,000.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Council Business Rates Department.

EPC

The Energy Performance Asset Rating for this property is E – Certificate reference number is 0810-0631-1819-0926-3002.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

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LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

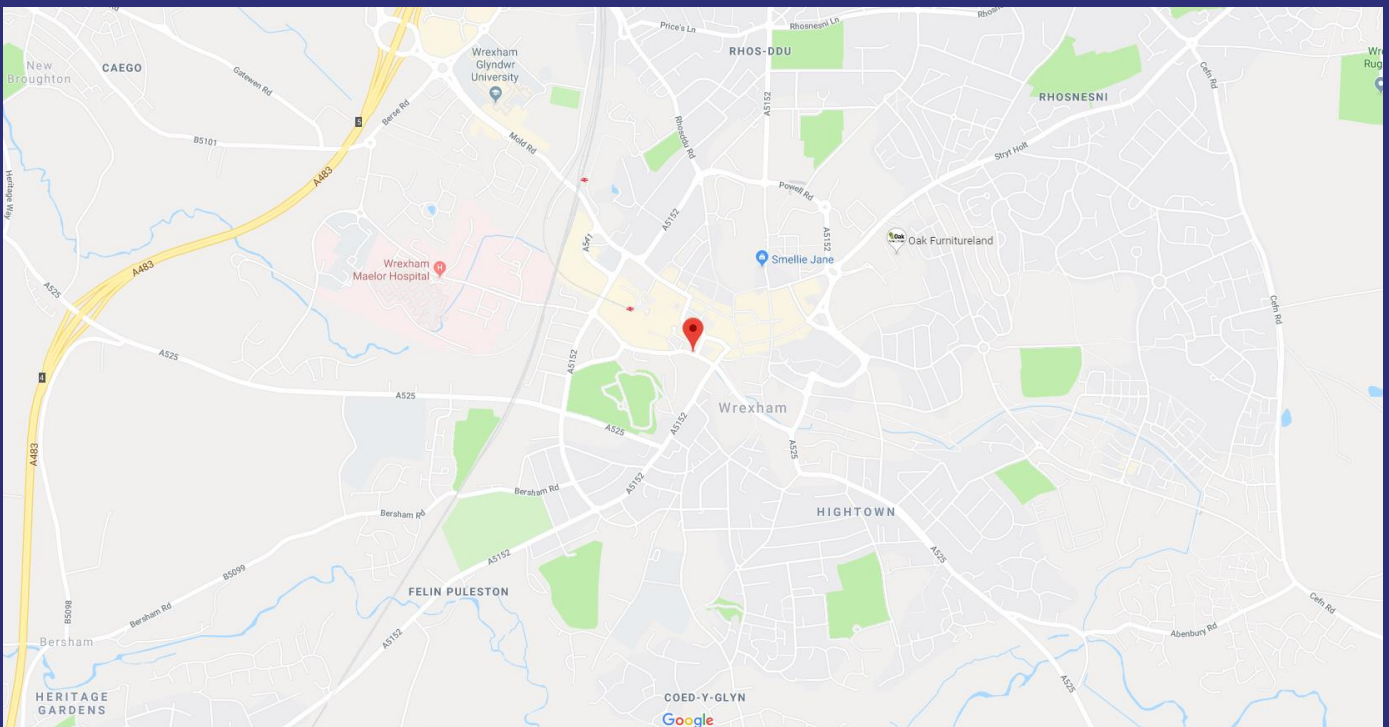
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: July19

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SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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