

22 TOWN HILL
WREXHAM, LL13 8NB



TO LET

- Shop to let in excellent condition
- A1 and A2 uses
- Busy retailing location

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com

22 TOWN HILL

WREXHAM, LL13 8NB

LOCATION

The shop is located on Town Hill in the centre of Wrexham, only a short distance away from the prime retailing pitch of Hope, Street, Regent Street and Island Green retail park.

The shop can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a ground floor lock-up shop with rear kitchen and w/c. The shop has been fitted out to an excellent specification and is ready for occupation.

ACCOMMODATION/AREAS

Internal width	3.92m	12'10"
GF Sales	422 sq ft	39.2 sq m
Rear store	55 sq ft	5.1 sq m

RENTAL

£7,500 pax

LEASE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £4,700.

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

EPC

The Energy Performance Asset Rating for this property is B-46.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

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

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.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

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: DW May 21

Dan.wild@bacommercial.com

Mindy.bishop@bacommercial.com

SUBJECT TO CONTRACT

Chester

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

T 01244 351212

E enquiries@bacommercial.com

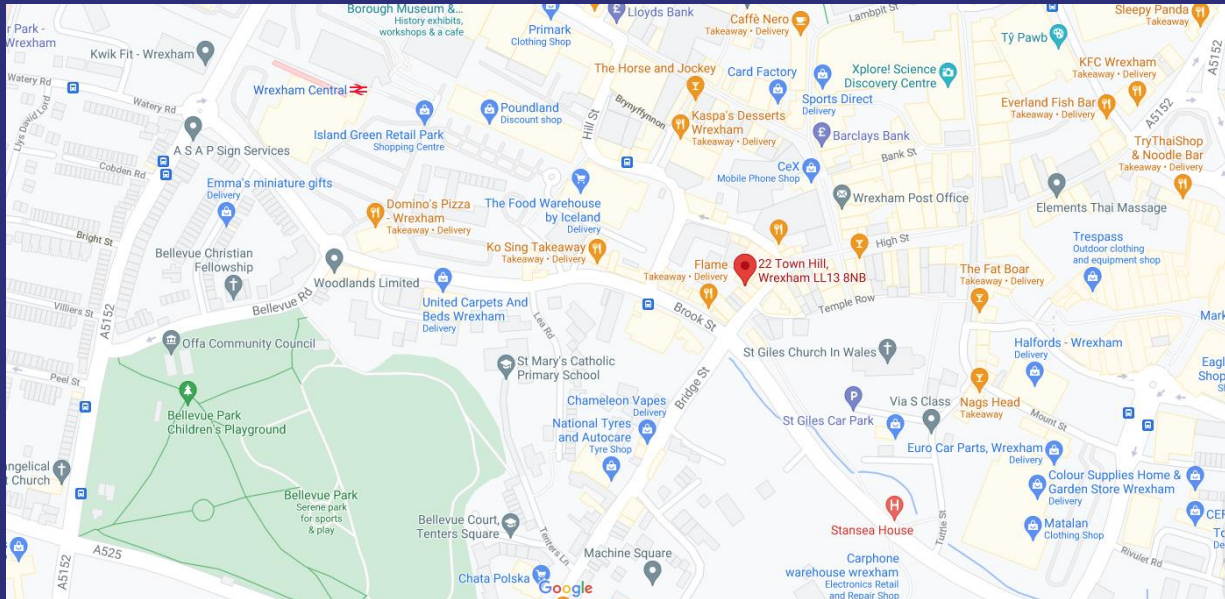
North Wales

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

T 01745 330077

W www.bacommercial.com

22 TOWN HILL WREXHAM, LL13 8NB



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

