

CAMBRIAN HOUSE, WELL STREET, CEFN-MAWR, WREXHAM, LL14 3AE



TO LET

- Ground Floor Retail
- Double Fronted
- Opposite Car Park
- 81 Sq m (872) Sq ft
- No Rates Payable subject to status

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
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T 01745 330077

W www.bacommercial.com

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LOCATION

The property fronts Well Street, Cefn Mawr, which serves as the main road through the Village, which is located approximately 7 miles south of Wrexham and 4 miles east of Llangollen.

There are a number of independent businesses in addition to a Tesco Superstore within walking distance.

Immediately opposite there is a public car park.

Please refer to location plan.

DESCRIPTION

The property comprises a ground floor shop unit within a three storey detached brick built property.

The shop is accessed via a central recessed door with double frontage.

To the rear is a store, kitchen and wc.

At the rear there is a staircase leading to a small outdoor area. The property benefits from security shutters to the front elevation.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Retail Area	30.30	320
Stock Room	19.23	206.99
Kitchen	6.30	67.81
Total	81	872

RENTAL

Offers in the region of £6,000 per annum exclusive.

LEASE

The property is available on a new 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 £4,550.00. Please note that there will be nil rates payable on this property to qualifying businesses – further information available from the Agents.

EPC

The Energy Performance Asset Rating for this property is B Certificate Reference Number: 0550-0431-6059-5493-3006 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.

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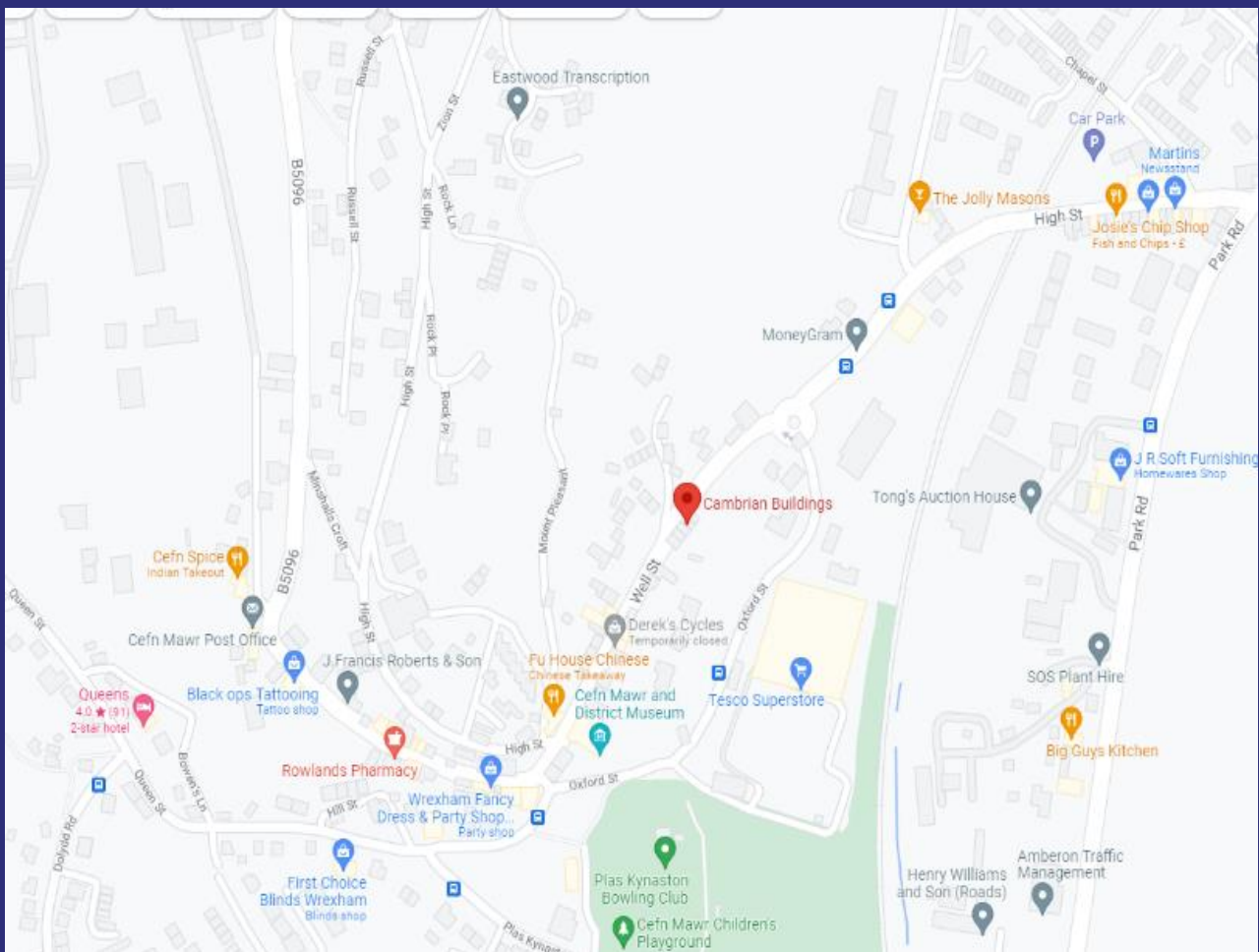
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VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Nov21
tom.hill@bacommercial.com 07984 225241
howard.cole@bacommercial.com 07387 647578

SUBJECT TO CONTRACT



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.
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