

UNIT 4, 9-11 REGENT STREET WREXHAM, LL11 1SG



TO LET

- Good sized modern town centre shop
- Ground floor sales 3,395 sq ft
- Rental £20,000 pa
- Pedestrianised area

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

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LOCATION

Wrexham is the principal commercial and retail centre for North East Wales, being strategically located in the region. The premises are situated within the central area forming part of the pedestrianised section of Regent Street and in close proximity to the town's bus station.

The property forms part of a modern block with nearby occupiers including:

- Subway
- Waterstones
- Primark
- Weatherspoon's
- McDonalds
- Bodycare
- H Samuel

As well as numerous other regional occupiers.

The property can be more easily identified from the location plan.

DESCRIPTION

The property is a highly prominent landmark building of character and arranged over three floors occupying a prime trading position on the busy pedestrianised Regent Street, in an area which benefits from strong footfall. Also nearby is the Island Green Retail Park.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Ground floor sales	315.4	3,395

RENTAL

A commencing rental of £20,000 pax will be required.

LEASE

The premises will be available on a new lease for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £38,000.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council, Business Rates Department 01978 758177.

EPC

The Energy Performance Asset Rating for this property is C-55.

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.

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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: Jan22

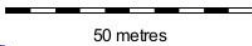
robbie.clarke@bacommercial.com

07741 320910

SUBJECT TO CONTRACT



Wrexham



50 metres



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Created By: Beresford Adams Commercial Ltd

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