

50-52 REGENT STREET WREXHAM, LL11 1RR



TO LET

- Good sized modern town centre shop
- Providing 154.4 sq m (1662 sq ft) on ground floor
- Rental in the region of £15,000 pax - May Split

Chester

BA Commercial, 2 Friarsgate,
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LOCATION

Wrexham is the principal commercial and retail centre for North East Wales, being strategically located within the region. The premises are situated in the central area forming part of the unpedestrianised section of Regent Street and in close proximity to the town's main bus station. The property forms part of a modern block with nearby occupiers including Subway, Wetherspoons, Primark and numerous regional and local occupiers.

The position of the property is shown on the attached location plan.

DESCRIPTION

The property forms part of a modern block of shops and offices, on the corner of Regent Street and King Street, known as Imperial Buildings. The premises are of conventional construction, the subject unit comprising the ground floor with comprises conventional rectangular space, with modern shop front, providing a good sized retail sales area together with ancillary facilities to the rear. There is rear loading with access from King Street.

The unit may be capable of sub division and further details are available on application to the agents.

ACCOMMODATION/ RENTAL

UNIT	SQ FT	RENTAL
Unit 1		£10,000
Unit 2		£10,000
Whole Unit	1662	£15,000

LEASE

The premises are available on new effective tenants repairing and insuring terms (via service charge) for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £23,500.

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

PLANNING

The premises have established A1 consent but other alternative commercial uses may be available subject to planning. All enquiries regarding possible alternative planning use should be directed to the local Planning Authority, Wrexham County Borough Council on 01978 292000.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

EPC

The Energy Performance Asset Rating for this property is D Certificate Reference Number: 0890/0438/6889/7729/3092

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.

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North Wales

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PLANS/PHOTOGRAPHS

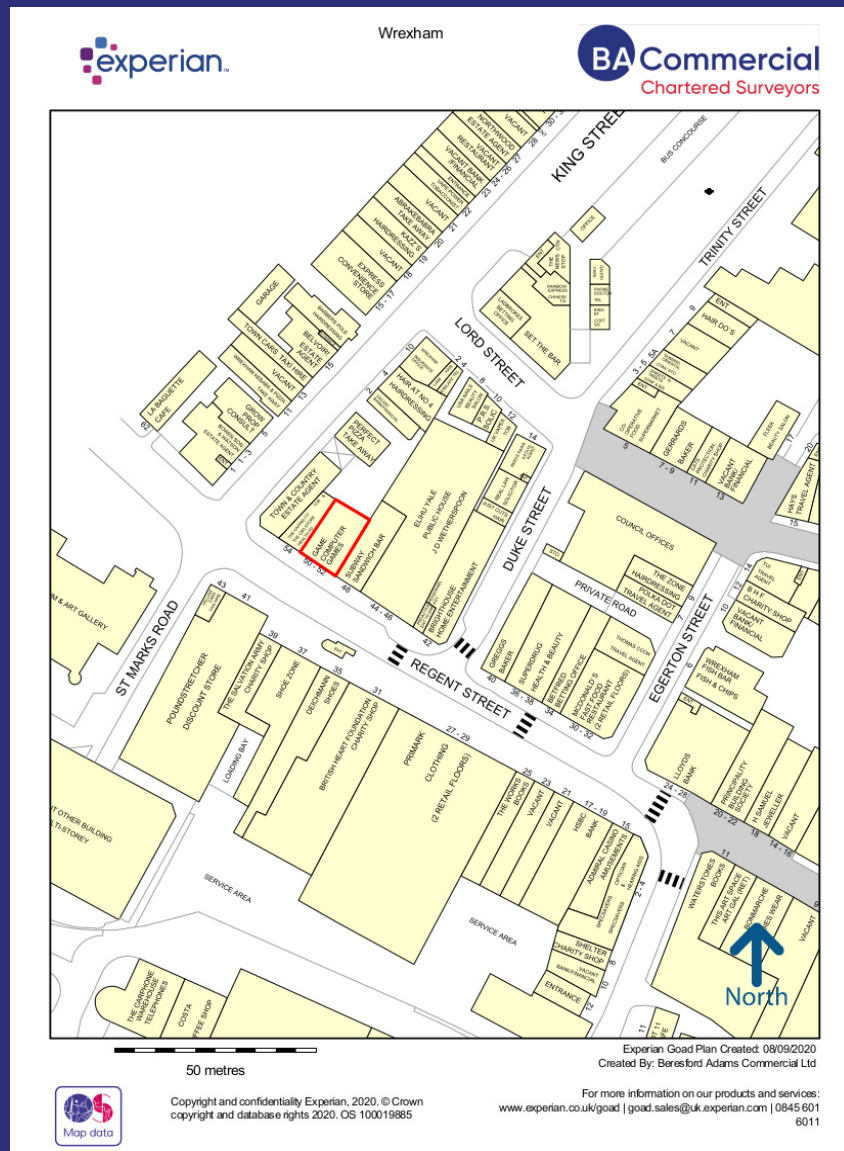
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents
BA Commercial, Chester 01244 351212. Sept20

Justin Rice-Jones: justin.rice-jones@bacommercial.com
Robbie Clarke: robbie.clarke@bacommercial.com

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:

- 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.
- 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.
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