



HIGH STREET PROPERTY / CLASS A1
Unit 3 9-11 Regent Street, Wrexham



Rent: On application

Area

22,803 Sq ft / 2,119 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Unit 3

Location:

The premises occupy a prime trading location on the busy pedestrianised Regent Street in an area which benefits from strong footfall.

Nearby retailers include Primark, Waterstones, Body Shop, Deichmann, McDonalds and H Samuel.

Accommodation:

The property is arranged predominately over first and second floors with a highly visible ground floor entrance from Regent Street.

Demise:	Sq Ft	Sq M
Ground Floor Entrance	123	11.43
First Floor Sales	11636	1081.02
Second Floor Sales	11644	1081.76

Rent:

Upon application

Tenure:

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

Business Rates:

The unit has a 2017 rateable value assessment of £98,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The current service charge for 2014 is £15,820 per annum.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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