

WREXHAM

21 QUEEN STREET

PROMINENT SHOP UNIT TO LET



LOCATION

The property occupies a prominent corner trading location at the junctions of Queen Street and Henblas Street. Nearby multiple retailers include **The Entertainer, Evans, Bhs, Warren James, Boots Opticians, Vodafone, Card Factory, Blue Inc, Ernest Jones, QD Stores, WH Smith, Barclays** and **BetFred**.

ACCOMMODATION

The premises are arranged on ground, first and second floors with the following approximate areas and dimensions:

Window frontage (Queen Street)	16'8"	5.05m
Return Frontage (Henblas Street)	31'2"	9.49m
Internal width	18'0"	5.48m
Shop depth	34'3"	10.43m
Ground floor sales	651 sq ft	60.47 sq m
First floor store	313 sq ft	29.07 sq m
Second floor store	248 sq ft	23.03 sq m

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£27,500** (twenty seven thousand five hundred pounds) p.a.x.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises have been assessed for rating purposes as follows:-

Rateable Value	£26,500
UBR 2017/2018	49.9p
Rates Payable 2017/2018	£13,223

For verification purposes prospective tenants are advised to make their own enquiries with Wrexham Borough Council (☎ 01978 298990).



EPC

The Energy Performance Certificate is attached to the rear of these particulars.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey
☎ 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:

James Lutton/George Falck
Legat Owen
☎ 01244 408200

SUBJECT TO CONTRACT

HWO/eaw/rev160317

Tel: 01244 403444

Refuge House
33/37 Watergate Row
Chester
CH1 2LE
Fax: 01244 401345
Email info@ocklestonbailey.co.uk

