

WREXHAM

24 QUEEN STREET

PROMINENT SHOP UNIT TO LET



LOCATION

The property occupies a prominent trading location being adjacent to **BetFred**. Nearby multiple retailers include **Barclays**, **Greggs**, **Halifax**, **WH Smith**, **New Look**, **Ernest Jones**, **Blue Inc**, **Savers**, **Card Factory**, **Vodafone** and **Boots Opticians**.

ACCOMMODATION

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

| | | |
|------------------------|-----------|------------|
| Internal width | 16'1" | 4.90m |
| Shop depth | 61'0" | 18.59m |
| Ground floor sales | 776 sq ft | 72.09 sq m |
| Ground floor ancillary | 76 sq ft | 7.06 sq m |
| First floor sales | 721 sq ft | 66.98 sq m |
| First floor ancillary | 109 sq ft | 10.12 sq m |
| Second floor ancillary | 388 sq ft | 36.04 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 are assessed for rating purposes as follows:-

| | |
|-------------------------|---------|
| Rateable Value | £28,000 |
| UBR 2017/2018 | 49.9 p |
| Rates Payable 2017/2018 | £13,972 |

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, outgoings 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:

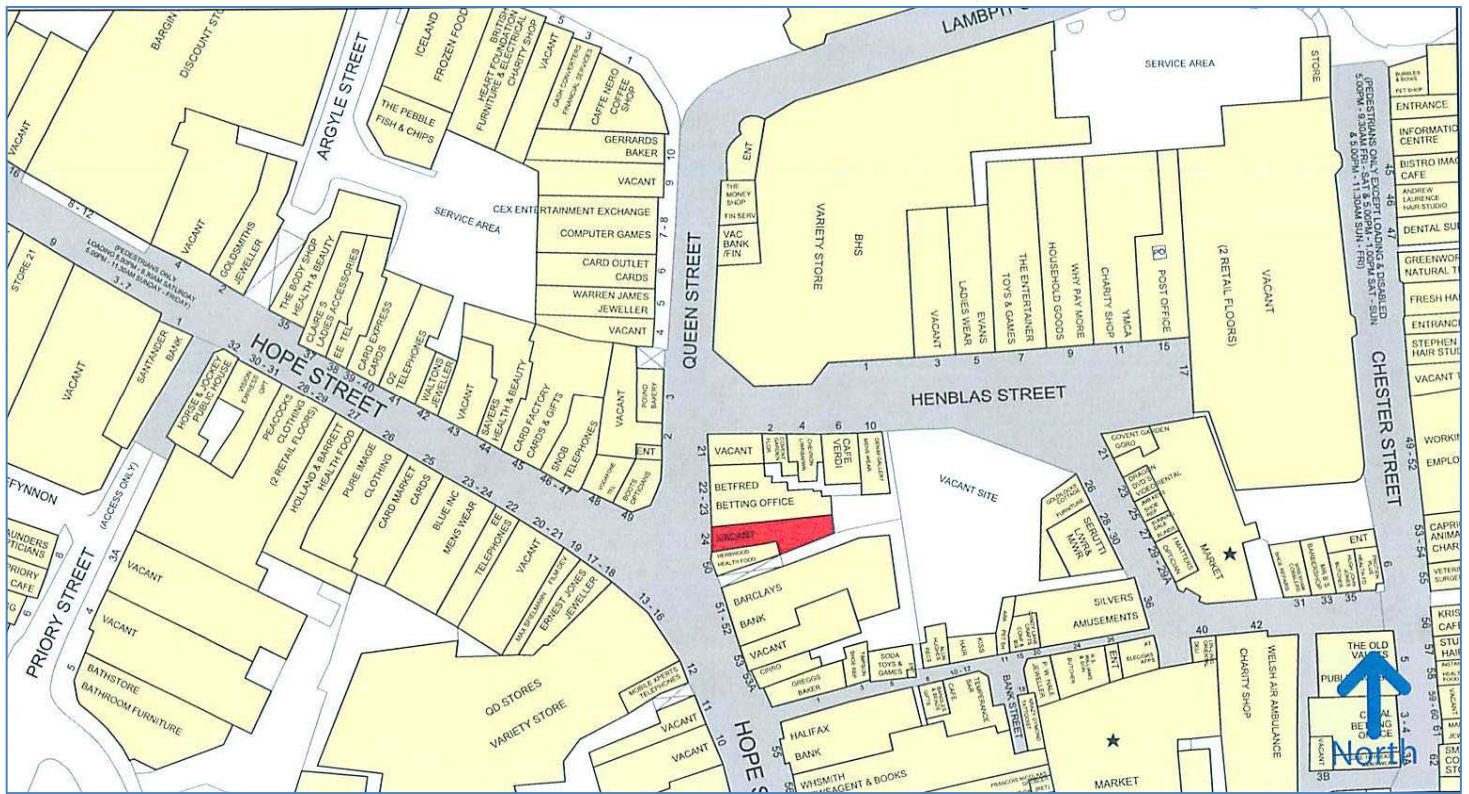
James Lutton/George Falck
Legat Owen
☎ 01244 408200

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



Energy Performance Certificate



24, Queen Street
WREXHAM
LL11 1AL

Certificate Reference Number:
0950-8975-0374-4600-3044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

81 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 237
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 108.08

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built
69 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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