

THE NORTH & SOUTH WALES BANK

14 HIGH ST · WREXHAM · LL13 8HP

FREEHOLD
PROMINENT PUBLIC
HOUSE IN THE HEART OF
WREXHAM TOWN CENTRE



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- **Freehold**
- **Attractive period stone building**
- **Prominent town centre location**
- **Large trading areas**
- **Located on well established drinking circuit**
- **Wrexham is currently undergoing significant regeneration**
- **Offers in the region of £500,000, plus VAT if applicable**

LOCATION

Wrexham is a densely populated market town in North Wales that is 13.5 miles south of Chester and 29 miles north of Shrewsbury. The town centre has been subject to considerable regeneration in recent years.

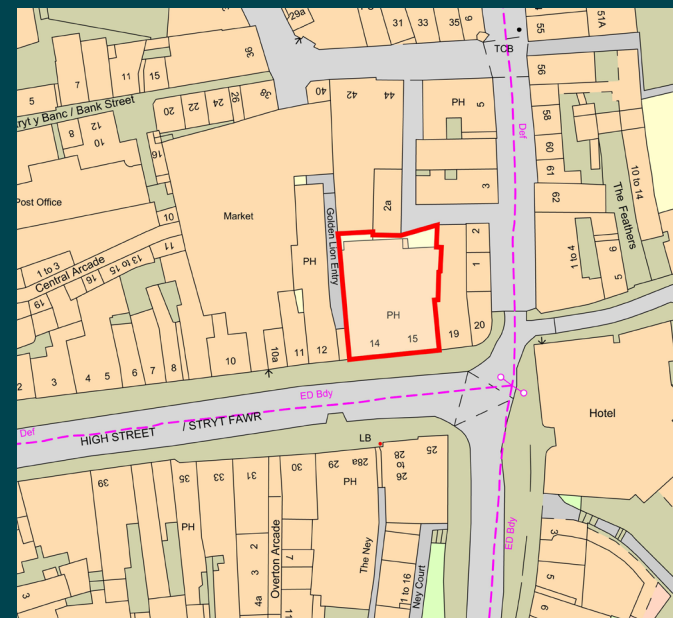
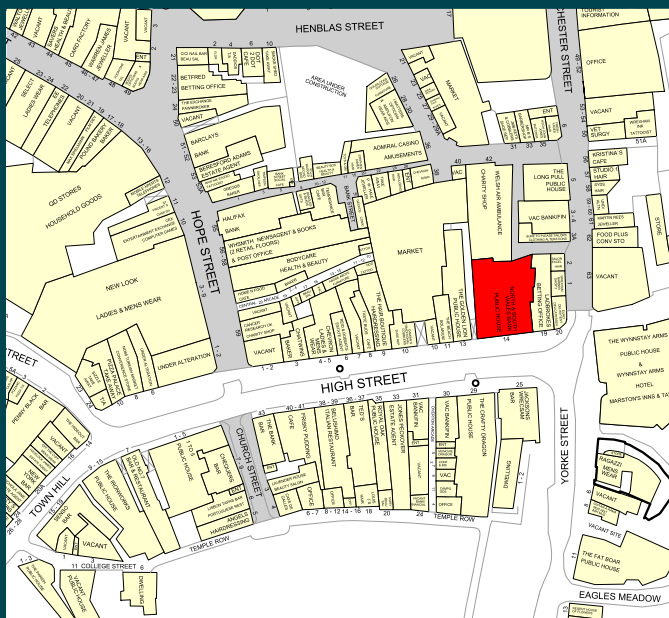
The North & South Wales Bank is located amongst a well-established drinking circuit within the town centre with a number of other strong operators within immediate proximity. The towns retail core is 100 m to the north. Wrexham Central train station is a short walk from the property.

DESCRIPTION & ACCOMMODATION

The North & South Wales Bank comprises a part two and part three storey terraced building under a pitched roof. The property benefits from an attractive stone entrance.

Ground Floor: Trading area with a centrally located bar servery, fixed and loose seating and different trading areas throughout. Storage, glass wash area and an external beer terrace are located to the rear.

Basement: Cellar and stores.



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First & Mezzanine Floor: The first floor comprises customer WC's, commercial kitchen and plant room. The mezzanine provides staff room and an office.

APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading & ancillary	342	3,685
Basement	Ancillary	262	2,825
First	Ancillary	144	1,555
Second	Ancillary	59	631
Total		807	8,696

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2018 Rateable Value - £103,000
An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Sunday to Thursday and 02:00 Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in the region of £500,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.

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CBRE

Nick Huddleston

T: 0161 233 5672

M: 07791 251745

nick.huddleston@cbre.com

James Brindley

T: 020 7182 2651

M: 07827 356616

James.brindley@cbre.com



Paul Breen

T: 020 7877 4555

M: 07767 873353

pbreen@savills.com

Jeff Wraith

T: 0161 602 8666

M: 07825 626666

jeff.wraith@savills.com

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