



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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8 High Street, Wrexham, LL13 8HP

MAIN FEATURES

- Prominent Town Centre Retail Premises
- Excellent Central Position on High Street
- Ground Floor Sales 395 sq ft (36.69 sq m)
- Rear Store and Kitchen. Access To Yard
- First Floor store/Toilets
- Commercial EPC Rating - 'D'

LOCATION

The market town of Wrexham is the principle commercial and administrative centre of North East Wales with a thriving town centre. The property is prominently situated on High Street and there are a number of retailers in close proximity together with various restaurants, bars and some professional users.

DESCRIPTION

The property comprises a retail shop/cafe having frontage and access off the High Street to the sales area extending to about 395sq ft with counter and serving area. There are two kitchens to the rear together with useful first floor store and toilets.

SHOP/CAFE

10'6 x 37' (3.20m x 11.28m)

With counter and serving area

KITCHEN

13'6 x 7'3 (4.11m x 2.21m)

Stainless steel sink and base units

REAR KITCHEN

7'9 x 7'3 (2.36m x 2.21m)

Stainless steel sink unit

FIRST FLOOR STORE/TOILET

14'9 x 4'9 (4.50m x 1.45m)

RENTAL

A commencing rent of £6,250 pax on new lease terms to be agreed

RATES

The VOA website confirms the property has a rateable value of £9,500

SERVICES W

We understand that mains water, electricity and drainage are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.

EPC

Awaiting EPC

PLANNING

The premises have an established A3 use as a restaurant/cafe with permitted change to retail. All enquirers should be made to the local planning authority, Wrexham County Borough Council 01978 292000

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in preparing the lease agreement.

viewing strictly by appointment through the sole agents Wrexham office telephone 01978 364283

VIEWING

Strictly by appointment through the Sole Agents, Wrexham Office, Tel: (01978) 364283.

Email:- wrexham@jonespeckover.com

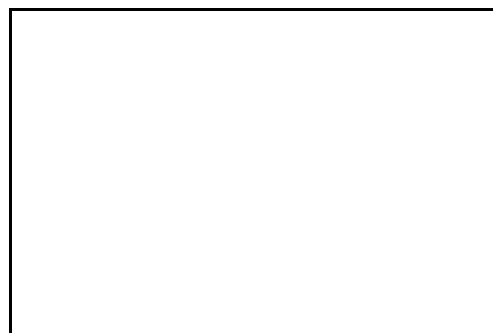
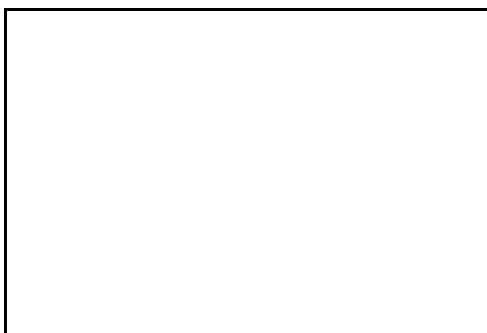
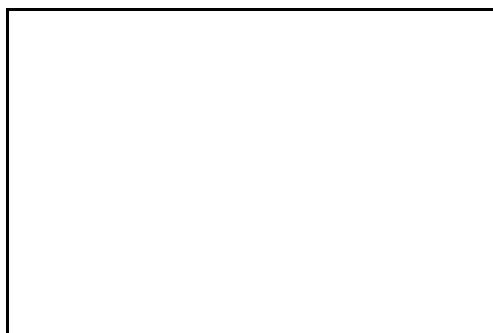
Website:- www.jonespeckover.co.uk

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT

Messrs. Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. 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. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Jones Peckover has the authority to make or give any representation of warranty whatever in relation to this property.



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