

BOWEN

PROPERTY SINCE 1862



Annual Rental Of £8,400

Brook Street, Wrexham

Brook Street, Wrexham LL13 7LL



Ground floor retail unit
Approximately 35 SQM
City centre location
Rental £8,400 pax
Rateable Value is £5,000
EPC Rating 'C-69'

General Remarks: The property comprises of a ground floor retail unit which occupies a prominent position within the city centre. The premises has good frontage to Brook Street. The accommodation provides a main shop area which is currently divided by a partition, together with a back room, lobby and W.C.



Accommodation:

Constructed: of brick beneath a slated roof

Main Shop: 15' 2" x 14' 10" (4.63m x 4.52m) Please note dimensions ignore current partition.

Lobby: 4' 9" x 3' 10" (1.45m x 1.16m)

Rear Room: 9' 0" x 8' 10" (2.74m x 2.68m)

W.C

Services: The property is understood to be connected to mains water, electricity and foul drainage subject to statutory regulations. Hot water is via individual electric water heaters.

Viewing: By prior appointment with the Agents.

Rateable Value: The current rateable value is £5,000. Eligible business premises with a rateable value of up to £6,000 currently receive 100% small business rates relief in Wales.

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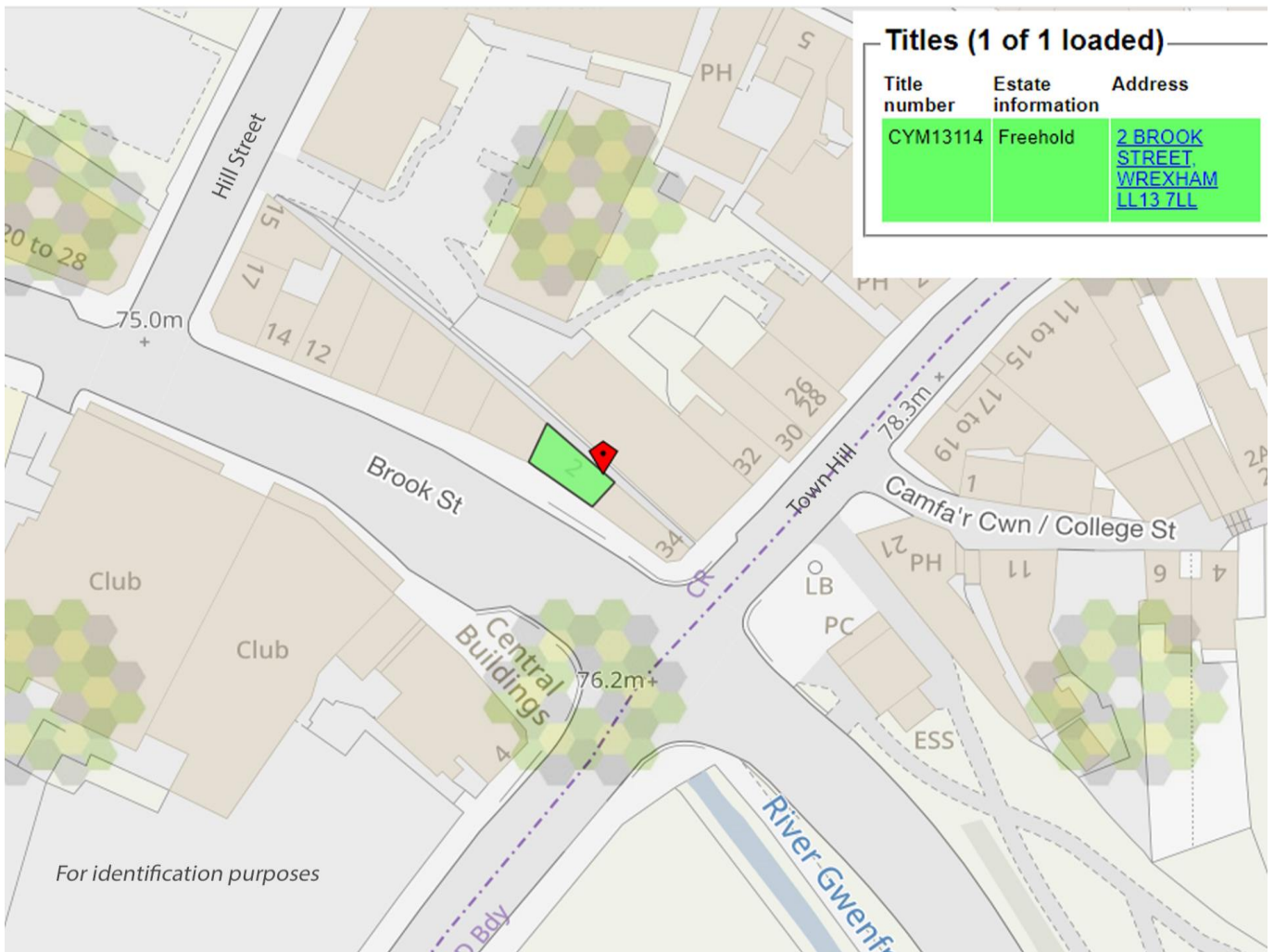
We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

EPC: The energy performance rating is C-69. A full copy of the certificate is available upon request from the agent.

Lease Terms: The property is available to let on a new internal repairing and insuring lease, for a term to be agreed.

Codes for Leasing Business Premises: The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on the RICS website.





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