

Annual Rental Of £7,500

Brook Street, Wrexham

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## 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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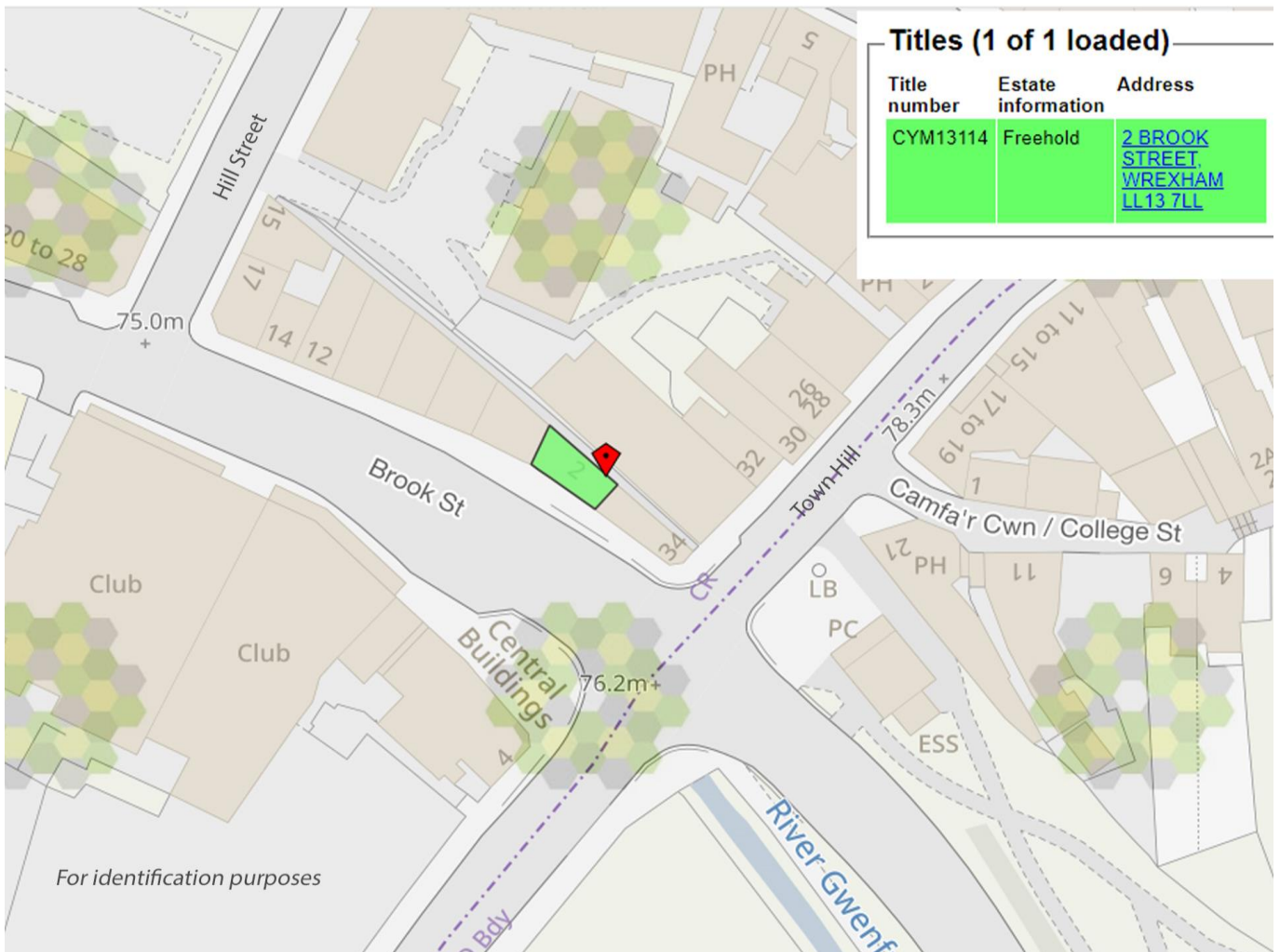


AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**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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