

BOWEN

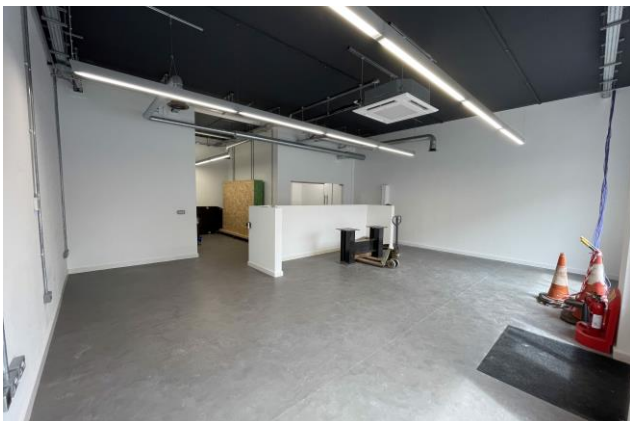
PROPERTY SINCE 1862



TO LET - £13,000 pa

18 Pen y Bryn, Wrexham LL13 7HY

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General Remarks

TO LET - A modern double fronted Lock Up Retail / Office Unit extending in total to approximately 930 square feet (86.40 square metres) in a prominent secondary trading position on one of the main arterial roads into the city centre. Two parking spaces included. New 7 year internal repairing and insuring lease available with immediate possession.

Location: The property comprises one of a prominently situated block of property completed in 2018 and comprising retail units on the ground floor with apartments above and behind. It is situated on Ruabon Road (A5142) which is one of the main arterial roads into the city centre. Adjacent users include a Solarium, Medical Aesthetician and a variety of other users.

Accommodation

Premises Overall: 35' 3" x 26' 4" (10.74m x 8.02m) Overall.

Main Retail Area: 26' 4" x 22' 6" (8.02m x 6.85m) Double fronted with a central recessed doorway.

Office: 11' 7" x 11' 1" (3.53m x 3.38m) Approached through a glazed doorway.

Secondary Retail Area: 11' 8" x 7' 0" (3.55m x 2.13m)

Store Room: 11' 6" x 7' 0" (3.50m x 2.13m) The landlords will require a right of access to central electronic equipment at the rear of the room.

Outside: Two Car Parking Spaces are to be included within the secure car park to the rear of the building.

Services: Mains water, electricity and drainage to be connected subject to statutory regulations. Electric Heating.

EPC: EPC - Awaited.

Viewing: By prior appointment with the Agents.

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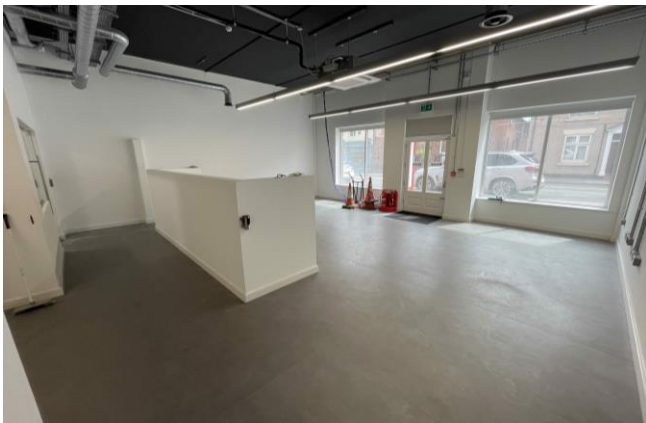
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The Lease: A new lease is to be offered for a seven year term with a three year rent review on internal repairing and insuring terms. Each party to be responsible for their own legal costs.

Agents Note: The landlords will provide one WC and basic kitchen facilities within the existing office area.

Outgoings: Rateable Value: £6,200.

Directions: For satellite navigation use the post code LL13 7HY. Leave the inner ring road at the traffic lights at the junction of Brook Street and Town Hill turning onto Bridge Street / Pen Y Bryn. The premises will be seen on the right just before the first pelican crossing.





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.