

BOWEN

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To Let – Annual Rental: £7,000

10 Argyle Street, Wrexham LL11 1BA

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General Remarks

A highly visible city-centre lock-up shop, available by way of an assignment of the current lease due to business expansion. The shop is suitable for a variety of uses, although currently comprising an established hairdresser and beautician. The property is situated on Argyle Street, which is a busy thoroughfare between Queens Square, which hosts various Local Authority events and connects the Town Hall to the main shopping zone of Regent Street. The shop has excellent glazed frontage..



Accommodation

Main Salon / Shop Area: 18' 6" x 13' 5" (5.64m x 4.10m)

Waiting Area / Shop Area 2: 10' 11" x 7' 5" (3.33m x 2.25m)

Treatment Room: 11' 0" x 8' 0" (3.36m x 2.44m)

Presently partitioned from waiting room area, although can be de-mounted to provide single space.

Kitchenette and Store: 7' 8" x 4' 6" (2.34m x 1.36m)

WC: 5' 7" x 4' 2" (1.71m x 1.27m) Fitted with low-flush WC and wall mounted wash basin.

Lease: The property is offered to let on the basis of an assignment of the current lease, a copy of which is available from the Agents upon request. The lease was extended from the original term for a period of 6 years from 15th February 2025 until 14th February 2031 at an agreed current rent passing of £7,000 per annum. The lease is agreed on repairing terms to include all internal elements together with external shop frontage and glass. The tenant is also responsible for reimbursement of a portion of the landlord's annual buildings insurance.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The heating is via electrical appliances.

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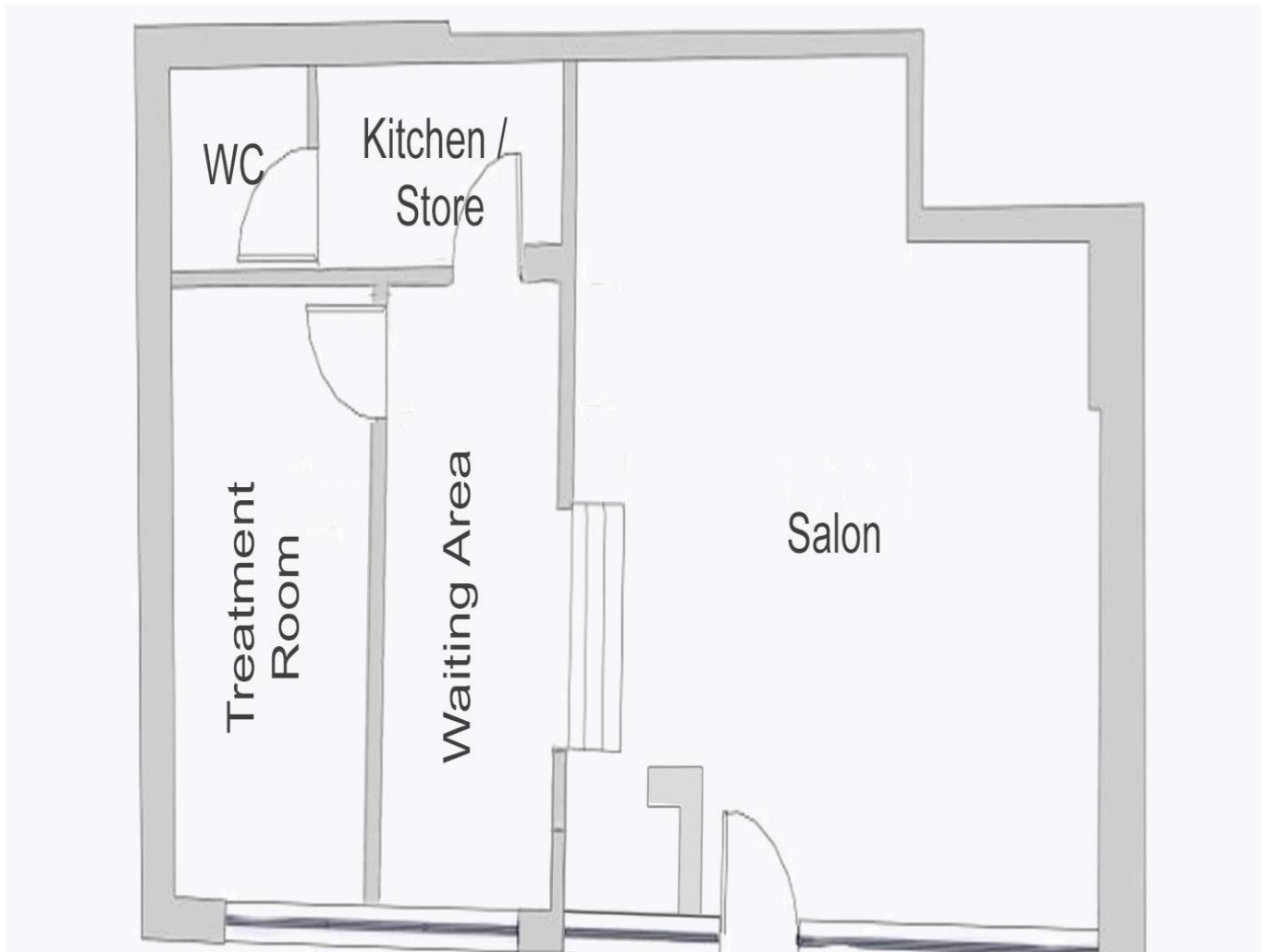
Your home may be repossessed if you do not keep up repayments on your mortgage

EPC: The property has an Energy Performance Certificate of a Band 'D' valid until 26th May 2027.

Business Rates: From April 2023 to the present day, the property has a Rateable Value of £7,300.

Directions: From the Agent's Wrexham Offices proceed down King Street bearing right following the one-way system bearing left into Trinity Street (past the rear of the bus station). At the junction don't turn left but bear right (Rhosddu Road) and turn right at the bottom into Argyle Street where the property will be observed on the left.





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.