

BOWEN

PROPERTY SINCE 1862



Monthly Rental of £650.00

34 Town Hill, Wrexham LL13 8NB

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General Remarks

TO LET - A highly prominent lock-up barbers shop premises having kitchenette, second room for storage (treatment room presently) and WC facilities on the fringe of the City Centre within walking distance of a wide variety of traders and the recently rejuvenated High Street landscaping project and Wrexham Parish Church. The high visibility of the unit and the ability to commence business immediately makes the property ideal for an ingoing user.

Accommodation

Corner Entrance to:

Main Shop: 21' 6" x 9' 1" (6.55m x 2.78m) Fully fitted as a trading Gents Barber Shop with timber-clad wall and fixed row seating. The shop has a solid floor laid with concrete cobbled design, full frontage, full-height glazing and air-conditioning system. Smoke alarm.

Treatment Room: 10' 2" x 4' 8" (3.09m x 1.43m) Smoke alarm. Timbered finish to walls. Ceiling spot-lighting.

Kitchenette: 4' 10" x 4' 9" (1.47m x 1.45m) Fitted stainless steel sink with base and wall storage cupboards. Space for refrigerator. Part tiling to walls. Hot water from electric geyser heater.

WC: 5' 10" x 4' 10" (1.79m x 1.47m) Fitted with modern two piece suite comprising close flush WC and vanity wash-hand basin.

EPC: The property has a current EPC Rating of 64|C.

Services: Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. Hot water is effected by an electrical hot water geyser. Space heating is via an electrical air-conditioning unit.

Lease: The property is available to let on new lease terms to be created.

The in-going tenant will be responsible for the landlord's reasonable costs of lease preparation.

The lessee will be responsible for internal and external repairs and plate glass together with reimbursement of the landlord's buildings insurance.



Looking for that perfect mortgage?

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.

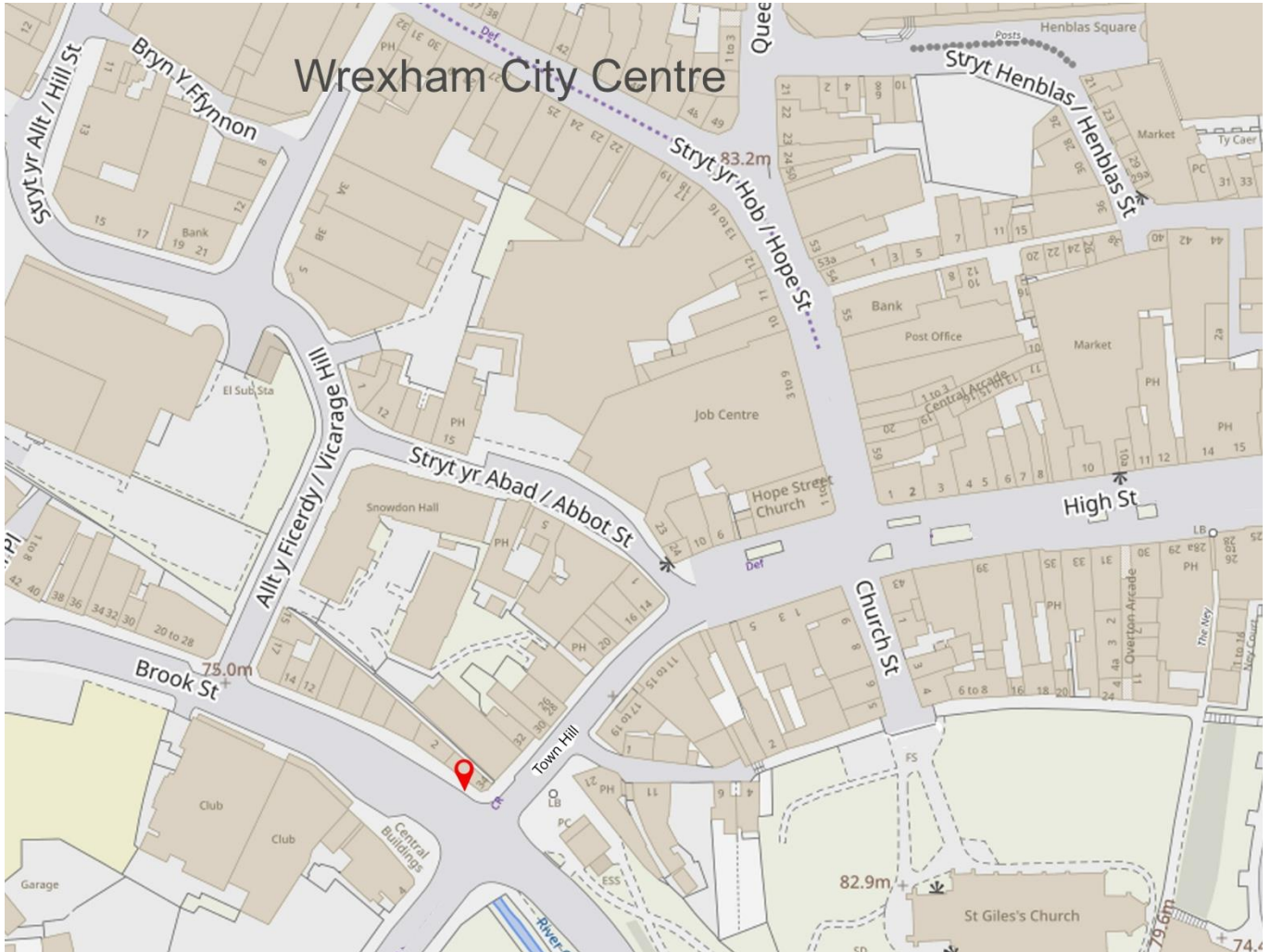
Your home may be repossessed if you do not keep up repayments on your mortgage

The tenant will incur an in-going premium for ongoing trading goodwill together with fixtures and fittings. Price on application.

Business Rates: The current Rateable Value is at a level that qualifies for 100% Small Business Relief. No Business Rates are currently payable.

Directions: From the Agents Offices proceed down Regent Street and into Hope Street, passing all the way through the City Centre to the junction with High Street at which turn right. Follow the hill downwards (Town Hill) when the property will be found at the corner of Brook Street. See City Centre Location Plan attached.





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.