



FOR RENT

Unit 1B, Regent House, Regent Street, Wrexham, Wrexham, LL11 1PR

£ 13,750 Per Annum

1,304 Sq Ft (121.19 Sq M)

✓ Situated In A Prominent Location

✓ On-site Parking

✓ Benefits From A3 Planning Permission

Situation

Regent House is situated in a prominent location close to the junction of Regent Street and Grosvenor Street, immediately to the North of the Town Centre. Close by are Wrexham University, Bus Station, Railway Station, NCP Car Park, Football Club and less than 1 mile from A483 dual carriageway (Chester - A5)

Wrexham has a population 136,000

Other tenants in the building include Papa John's takeaway, Pepes Chicken, HMRC (VOA and HSE) and Maximus.

Accommodation

Area	Sq M	Sq Ft
Ground Floor Area	101.73	1,095
Internal Width	75	23
Shop Depth	135	41
TOTAL	121.19	1,304

Planning

The property benefits from A3 planning permission (Case Number P/2018/0093)

Terms

10 year FRI Lease

Rent

£13,750 pa.

EPC

Rated D (89)

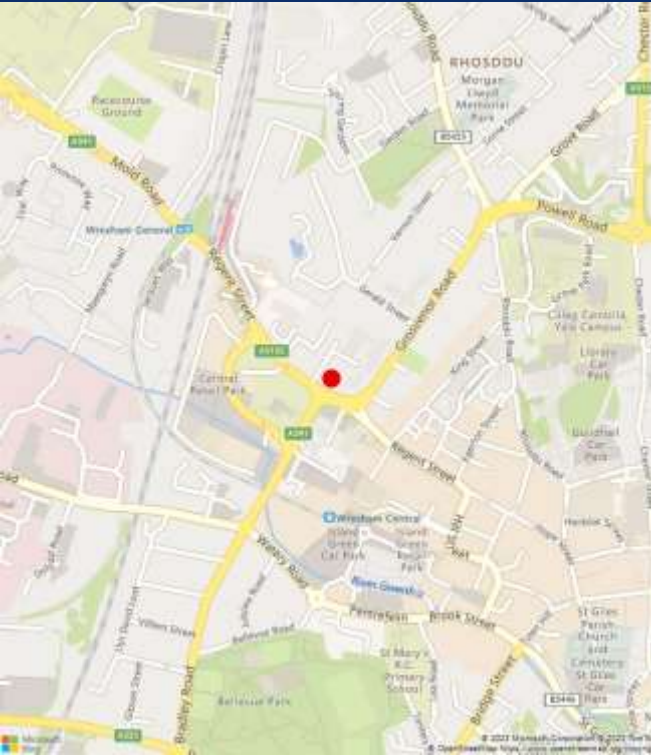
VAT

Value Added Tax will be applied to the rental and other outgoings

Legal Costs

Each Party to be responsible for payment of their own legal costs.

Subject to an indemnity if one Party unilaterally withdraws once Solicitors are instructed.



Inspection

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Surveyor

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We're here to help, please contact us via the details below



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