



**FOR RENT**

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

£ £13,750 Per Annum

1,304 Sq Ft (121.14 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, plus Maximus Job Centre.

Accommodation

Area	Sq M	Sq Ft
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

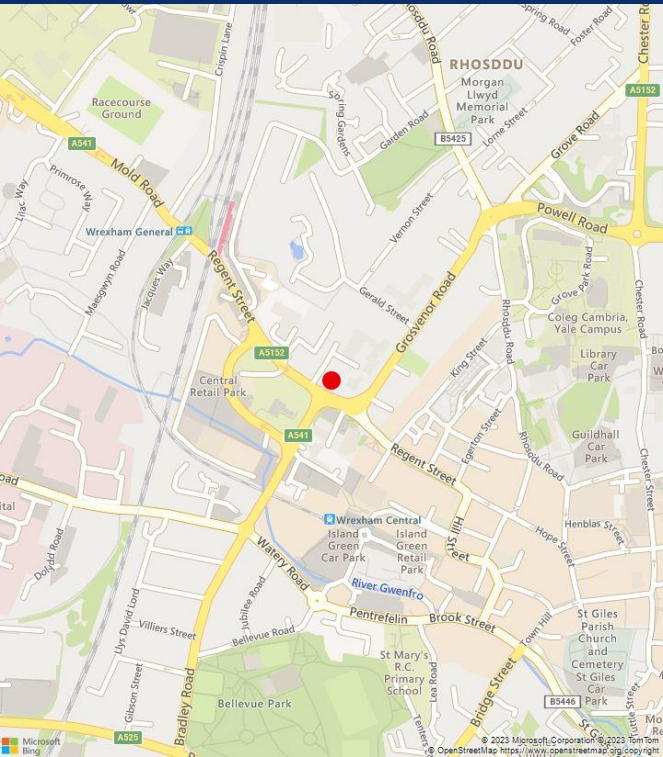
Rated D (89)

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.



Inspection

Faye Pattenden  
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Surveyor

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# Fifield Glyn

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



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