

**A3 Coffee Shop/Takeaway Premises
Unit 1B, Regent House, Regent Street, Wrexham LL11 1PR**



**Prominent Position
On-Site Parking
TO LET**

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, HMRC (VOA and HSE) plus Maximus Job Centre.



Accommodation:

Internal Width 23ft (7m)
Shop Depth 41ft (12.5m)
GF Area 1,095 sf (101.7m²)

Lease Terms:

A new 5 or 10 year FRI lease at £13,750 pa

Planning:

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

VAT:

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

Car Parking:

Available by separate negotiation.

Car spaces are available exclusively to the Tenants of Regent House from Monday – Friday, 7am – 6pm. Outside these hours the car spaces are available on a “first come first served basis” and

consequently will be available for night time and weekend visitors.

Rates:

Rateable Value £7,900
Rate in the £ 2022/23 49.9p

EPC:

Rated D (89)

Legal Costs:

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

Inspection:

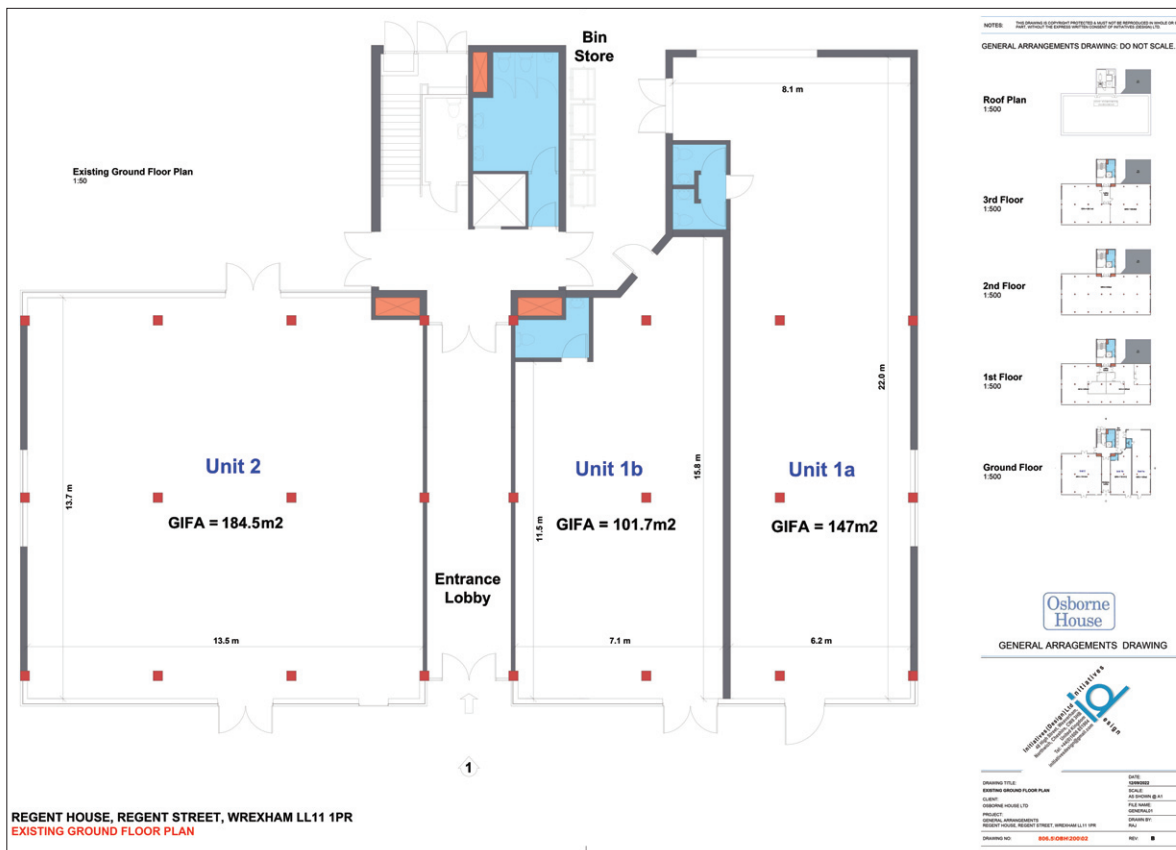
Lucy Warriner
Lucy.warriner@fifieldglyn.com
Mobile: 07903 092 763

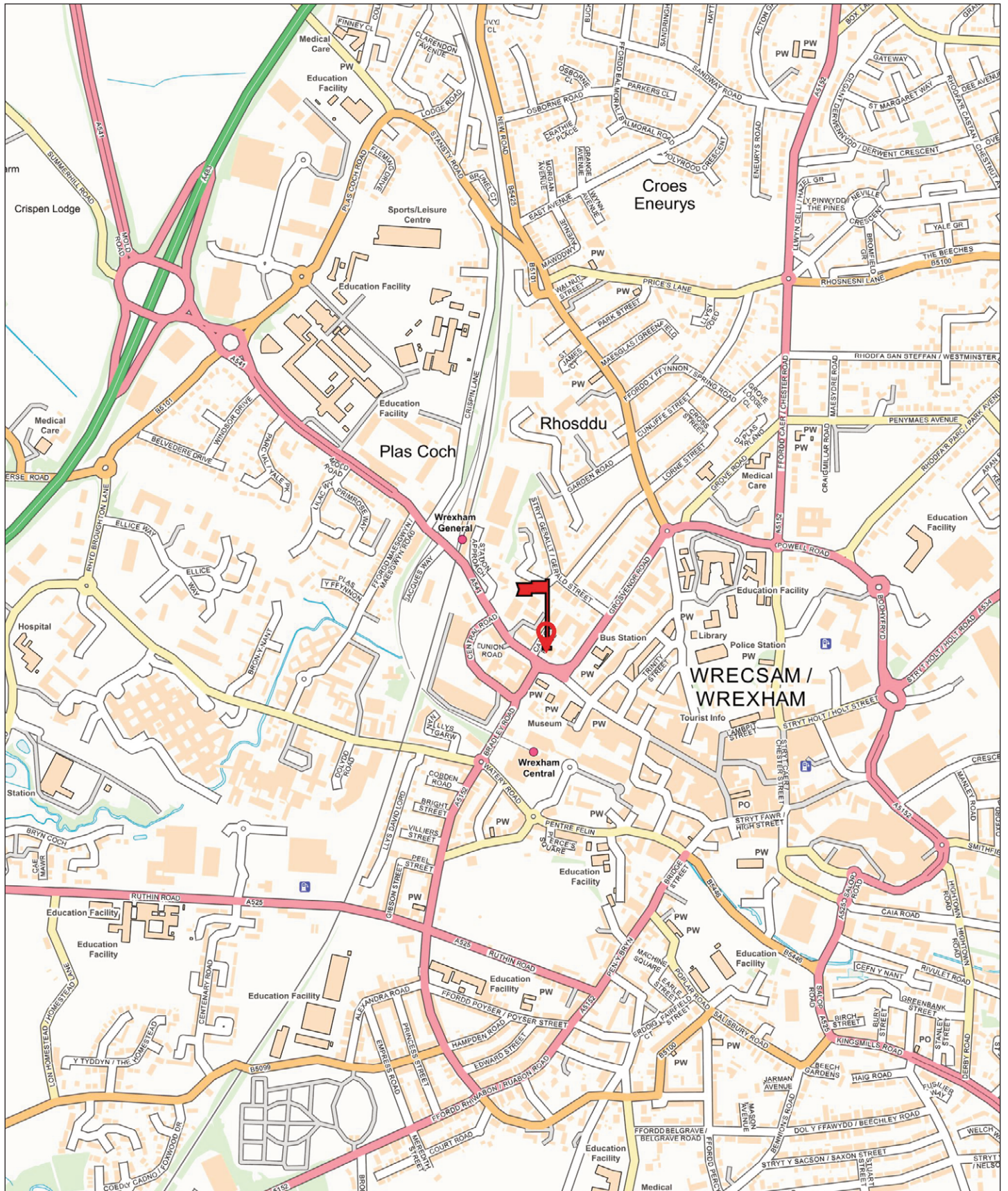
Surveyor:

John G. Fifield FRICS
John.fifield@fifieldglyn.com
Mobile: 07970 723 522

SUBJECT TO CONTRACT

JGF/JRB/JUNE 2023





Misrepresentation Act 1967: Fifield Glyn Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Fifield Glyn Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT unless stated otherwise.

