

**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 £12,500 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 £ 2023/24 49.9p

Service Charge:

2022-2023
£2,069.54 pa.

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



