



Location

The property is located on Kingsmills Road in close proximity to Wrexham town centre. Wrexham has a population of circa 136,000 with the property located in densely populated residential area.

Accommodation

The subject property provides the following Net Internal Areas and Dimensions: -

Ground Floor Sales	796 sq ft	73.95 sq m
Ground Floor Ancillary	158 sq ft	14.68 sq m

Tenure

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Service Charge

A service charge is payable on the property.

Rent

£7,500 per annum exclusive.

Rates

Rateable Value	£11,250
Rates Payable	£TBC

An incoming tenant will likely benefit from Small Business Rates Relief. An occupier will benefit from 100% rates relief until 30 June 2021. Thereafter an occupier may receive up to 66% relief until 31 March 2022 but this is subject to a statutory cap. Interested parties are advised to make their own enquiries with the local council to verify this information.

EPC

The property has an Energy Performance Certificate Rating of C (58)

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

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