

# WREXHAM

## 4 Queen Street

Available by way of a New Lease



### Location

Wrexham is the principal commercial and retailing centre of North Wales, located 12 miles south of Chester and 25 miles north west of Shrewsbury.

The property is located on the pedestrianised Queen Street within the centre of Wrexham. Nearby adjacent multiple retailers include **BHS**, **Warren James**, **CEX**, **Sayers** and **The Money Shop**.

### Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£18,000 per annum** exclusive.

### EPC

C72

### Business Rates

Enquiries to Wrexham Council confirm the property is assessed as follows:-

Rateable Value                      £17,000

Interested parties are advised to make their own enquiries on 01978 292000.

### Accommodation

Internal Width	17' 2"	5.22 m
Shop Depth	38' 2"	11.64 m
Ground Floor	513 sq.ft.	47.7 sq.m.
First Floor	480 sq.ft.	44.6 sq.m.

### Service Charge

A service charge is payable on this property, further details on request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

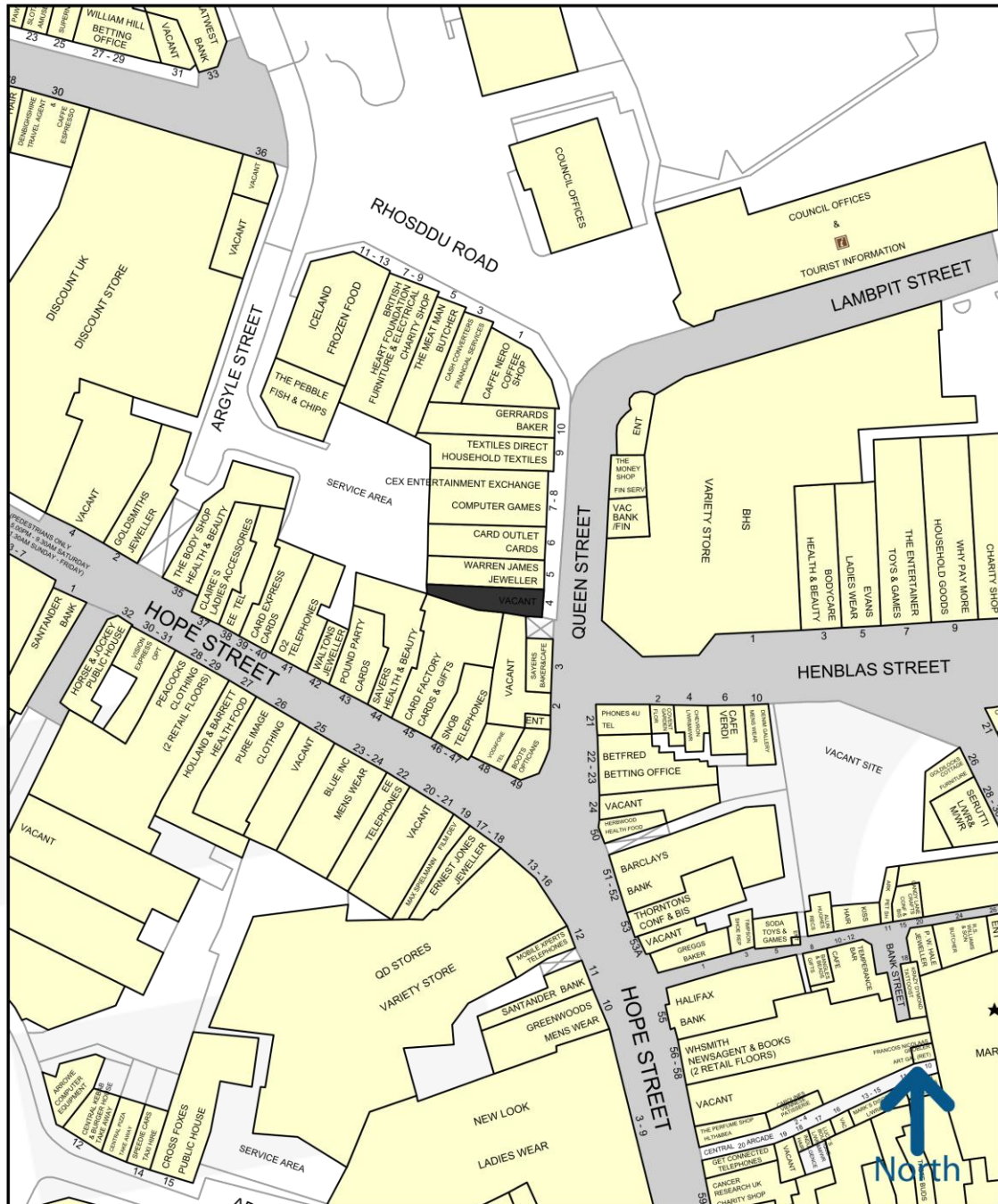
### Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700.

[dan@emanueloliver.com](mailto:dan@emanueloliver.com) /  
[simon@emanueloliver.com](mailto:simon@emanueloliver.com)



Wrexham



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