EC Emanuel Oliver

WREXHAM

6 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 **Cash Converters, CEX, Gerrards** and **Caffe Nero**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£16,000 per annum** exclusive.

EPC

An EPC is in the course of being produced, further details on request.

Business Rates

Enquiries to Wrexham Council confirm the property is assessed as follows:-Rateable Value £22,500

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

Accommodation

Internal Width	19' 0"	5.78 m
Shop Depth	69' 8"	21.24 m
Ground Floor	1,262 sq.ft.	117.2 sq.m.
First Floor	594 sa.ft.	55.1 sa.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

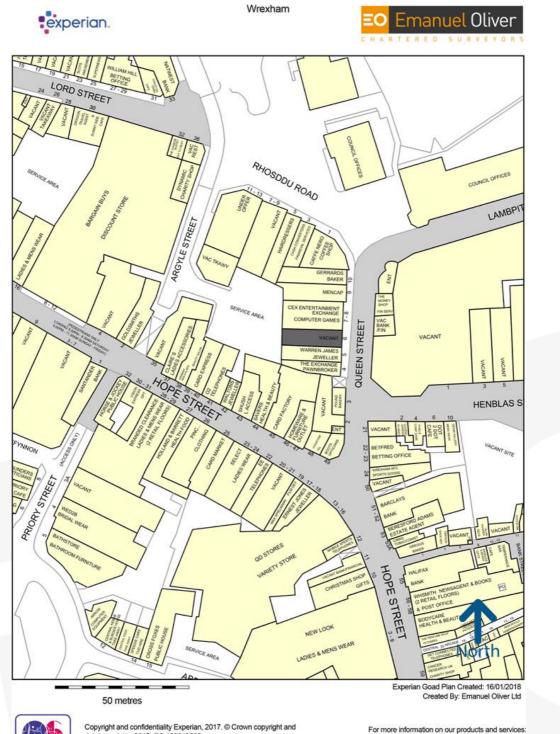
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700. dan@emanueloliver.com / simon@emanueloliver.com

RETAIL & LEISURE PROPERTY SPECIALISTS

0151 236 6700 1 Old Hall Street, Liverpool, L3 9HF www.emanueloliver.com



MISREPRESENTATI property whose Agen Map data these particulars as tc

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011rs/lessors of this ents contained in

J. fact and that they do , hi oh -pi not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.

RETAIL & LEISURE PROPERTY SPECIALISTS

0151 236 6700 I Old Hall Street, Liverpool, L3 9HF www.emanueloliver.com