

RHOSYMEDRE (WREXHAM)

**Former
Supermarket with
parking**

**Well Street
LL14 3YD**

*** Redevelopment Potential ***

Location

The property is located in Rhosymedre, approximately 7 miles south of Wrexham. The premises front onto Well Street, the principle route through the town with nearby occupiers including **Tesco Extra** and a number of local retailers.

The building is single storey with rear servicing. To the front of the premises there is car parking for approximately 60 spaces.

Accommodation

The property extends to the following approximate areas. Interested parties are advised to undertake their own calculations:

Ground Floor Sales	6,783 sq ft	630.2 sq m
Ground Floor Anc.	1,353 sq ft	125.7 sq m
Ground Floor Office	116 sq ft	10.8 sq m

EPC
C52



Lease

The property is available by way of an assignment of the existing lease expiring December 2031.

Rent

Available upon request. Offers will be considered on a sub lease basis.

Redevelopment

The site may be suitable is redevelopment for alternative uses, subject to planning consent and vacant possession. Further details on request.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:

Rateable Value £33,500

Interested parties are advised to make their own enquires.

Legal Costs

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

Photographs and plans

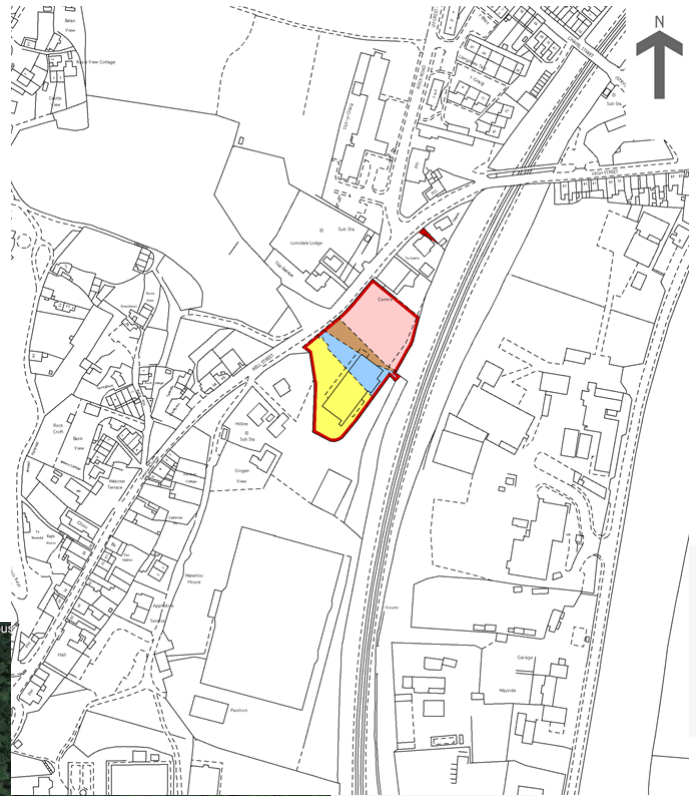
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agents:

Dan Oliver on 0151 236 2485

dan@emanueloliver.com



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