

WREXHAM

10 High Street

TO LET

* POTENTIAL RESTAURANT *



Internal view

Accommodation

Basement	437 sq. ft.	39.4 sq. m.
Ground Floor	294 sq. ft.	27.3 sq. m.
First Floor	2,507 sq. ft..	232.9 sq. m.

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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

EPC

TBC

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

Viewing

Strictly by appointment through the joint agents
Dan Oliver dan@emanueloliver.com

or Nick Edwards at Forge 01978 799059.

Location

Wrexham is located approximately 12 miles south of Chester, 30 miles north of Shrewsbury. The property is located in a prominent position on the part pedestrianised High Street and forms part of the Butcher's Market which has recently undergone a multi-million pound refurbishment. The space provides for a large first floor area accessed via stairs and lift from the ground floor entrance. High Street is home to numerous independent retailers and restaurants with nearby occupiers including **Chevron Clothing, Ladbroke's, The Midland, Royal Oak** and **Zerno Cafe**.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

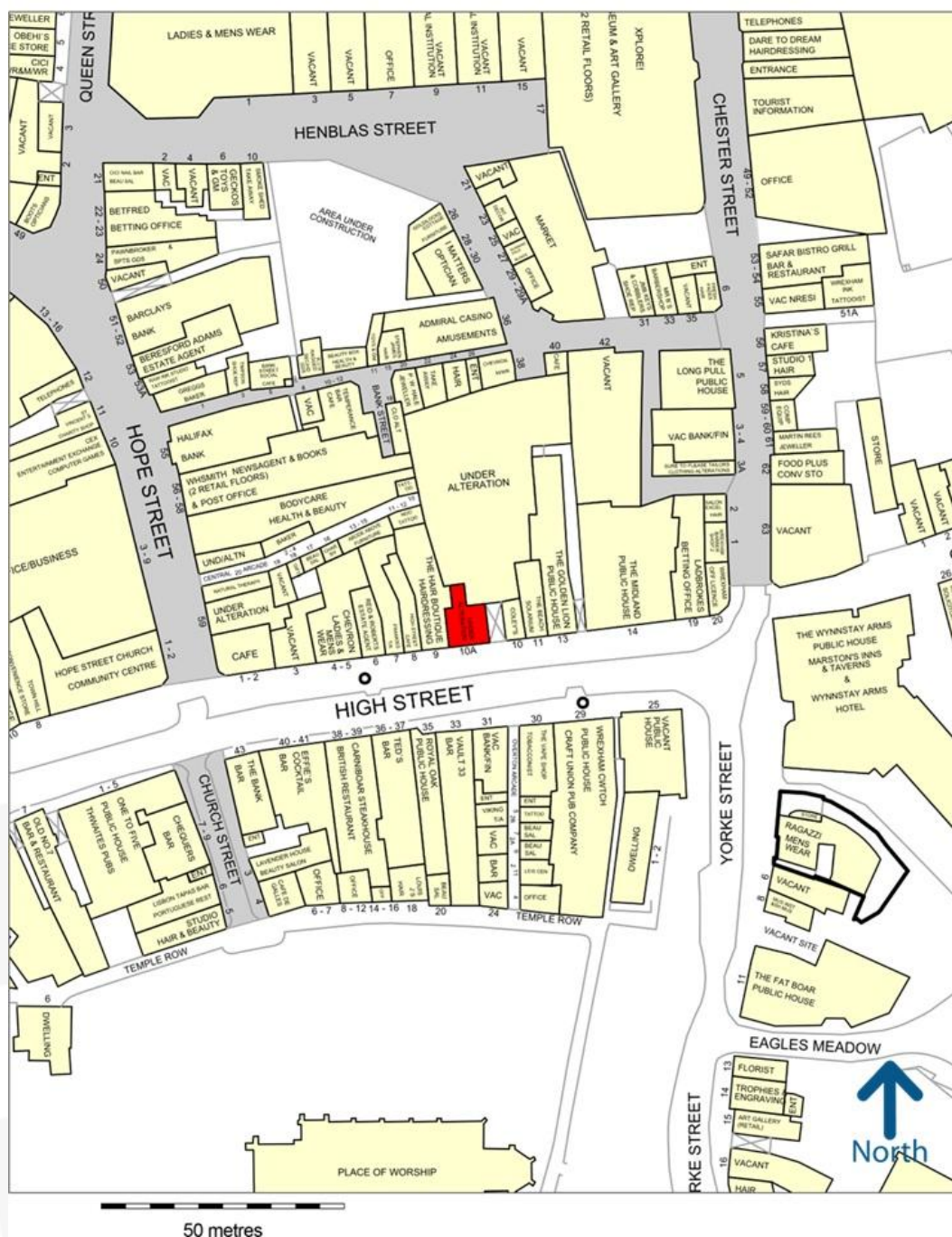
£30,000 per annum exclusive.

Business Rates

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

Rateable Value £ to be assessed

Interested parties are advised to make their own enquiries with Wrexham Council on 01978 298990.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do 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.