

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

2 King Street, Wrexham, LL11 1LE



### Description

The premises comprises a ground floor lock up shop/office with offices to the first floor, extending to 95.22 sq.m (1,025 sq.ft). Previously used as a retailing premises, the property is suitable for a variety of retail/office uses.

### Location

The property is situated in Wrexham Town Centre close to the bus station. Nearby occupiers include local and national retailers and the location itself benefits from good pedestrian and traffic flow, local transport services and a multi-storey car park.

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## Rental Price

£11,000 per annum

## Accommodation

Sales	31.77m <sup>2</sup>	342ft <sup>2</sup>
Rear Office	15.7m <sup>2</sup>	169ft <sup>2</sup>
First Floor Offices	47.75m <sup>2</sup>	514ft <sup>2</sup>

Kitchen and ladies and gents WC facilities

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable.

## Rating Assessment

Ratable Value 2025	£5,300
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Strictly by arrangement with the sole agents:



**Jamie Robertson**

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