Smith AND SONS
PROPERTY CONSULTANTS

Retail

4 Lord Street, Wrexham LL11 1LG



Description

The property comprises a ground floor retail unit extending to approximately 47.46 sq m (510.6 sq ft). The premises are currently fitted out and trading as a convenience store, but offer potential for a variety of alternative retail and commercial uses, subject to obtaining any necessary planning permissions and other consents.

Location

This premises is located within a parade of shops in Wrexham City centre. Other nearby shops include local and national retailers; the unit benefits from a good pedestrian and traffic flow, with a bus station close by.

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Rental Price
£7,200 per annum

Accommodation

Ground Floor Retail	47.46m²	510.6ft²

W.C and Kitchen Facilities.

Legal Costs
Each party to be responsible for their own legal costs incurred.

VAT Statement
All prices and rents quoted are to be taken as exclusive of VAT.

Tenure
By way of a brand new FRI lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£6,900

Other Info
Details prepared October 2026.
There is a service charge payable for the upkeep of the common parts.

Strictly by appointment with sole agent, contact;



Jamie Robertson

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