

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

8-10 Kings Street, Wrexham LL11 1LE



Description

The premises comprises a ground floor shop/office with offices to the first floor, extending to 60.46 sq.m (650.54 sq.ft). Previously used as an insurance brokers office 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-story car park.

0151 647 9272

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Rental Price

£11,000 per annum

Tenure

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

Accommodation

Ground Floor	34.28m ²	368.85ft ²
First Floor	26.18m ²	281.75ft ²

W.C + Kitchen Facilities.

Rating Assessment

Ratable Value 2025	
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

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

Strictly by appointment via sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net

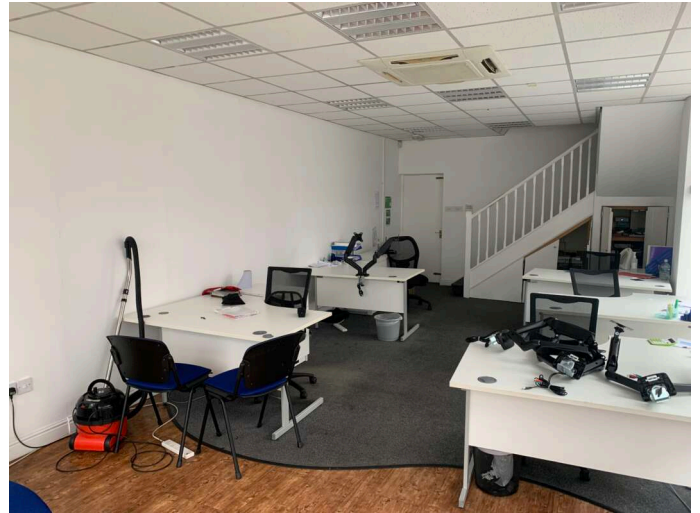
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