

Smith AND SONS

PROPERTY CONSULTANTS

Retail

4 King street, Wrexham LL11 1LE



Description

The property is a ground floor retail unit with storage areas to the first floor which currently trades as a hairdressers, however could be used for a range of purposes subject to obtaining the necessary 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.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£15,000 per annum

Accommodation

Retail Area	58.3m ²	627.3ft ²
Rear Store	13.3m ²	143.1ft ²
First floor room 1	15.1m ²	162.5ft ²
First floor room 2	29.96m ²	322.4ft ²

WC and kitchen facilities.

Legal Costs

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

VAT Statement

All prices are exclusive of VAT.

Tenure

The premises are available by way of a full repairing and insuring lease the length of which is negotiable.

Rating Assessment

Rateable value 2026	£8,200
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Other Info

There is a service charge payable for the upkeep of the common parts.

Strictly via appointment with sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

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