

# SHOP TO LET

## 9 HIGH STREET WREXHAM

### LOCATION

The premises occupy a central location between the established primary pitch of Hope Street and the new Eagles Meadow retail and leisure development. High Street accommodates a wide variety of retail, restaurant market and office uses.

### DESCRIPTION

The shop forms part of a character building and is arranged on ground floor only, although there may be additional space available on upper floors if required. The approximate dimensions and areas are as follows :-

Gross frontage	18ft 06in	5.64m
Internal Width	14ft 06in	4.42m
Shop Depth	50ft 00in	15.24m
Built Depth	81ft 09in	24.92m
Ground Floor sales	700sq ft	65.05m <sup>2</sup>
Storage & wc	300sq ft	27.88m <sup>2</sup>

### TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated. A rent free period will be available towards shop fitting

**SUBJECT TO CONTRACT**



### RENT

£15,000pa

### RATES

It is understood from verbal enquiries with the Local Rating Authority that the property is assessed as follows:-

Rateable Value (2005-2010)	£12,000.00
Rates Payable (2009)	£ 5,868.00

It should be noted that the Rateable Value of the premises is due for re-assessment as from April 2010.

### VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

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Details Dated : 05/01/10  
Ref: RWB



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