

**Retail Unit adjacent to
D.W. Sports Fitness Club, Plas Coch Retail
Park, Wrexham, LL11 2BA**

RETAIL UNIT TO LET



Above is a computer generated image of the possible shop front.



Location

Wrexham is a busy town situated in North East Wales. The shop is located in an excellent retailing position with other occupiers close by including Frankie & Bennys, Sainsburys, Pets at Home and Boots. The shop can be more readily identified from the attached plan.

Description

The shop forms part of the DW Sports and fitness club and comprises a two storey self contained lock-up shop with ground floor sales, first floor storage and wc facilities.

The ground floor is fully fitted as a sports shop, the first floor is a shell.

Tenure

The property is available on a new full repairing and insuring sub lease for a term of years to be agreed

Rent

On application

Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Accommodation

The property has the following approximate areas and dimensions:

Internal Width	26.86 m	81' 0"
Shop Depth	36.66 m	120' 3"
GF Sales	824.3 sq m	8873 sq ft
FF Storage	571.5 sq m	6152 sq ft

Assessments

Verbal enquiries of the Local Authority indicate the property has not yet been assessed separately for rates.

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is available on request.

Legal Costs

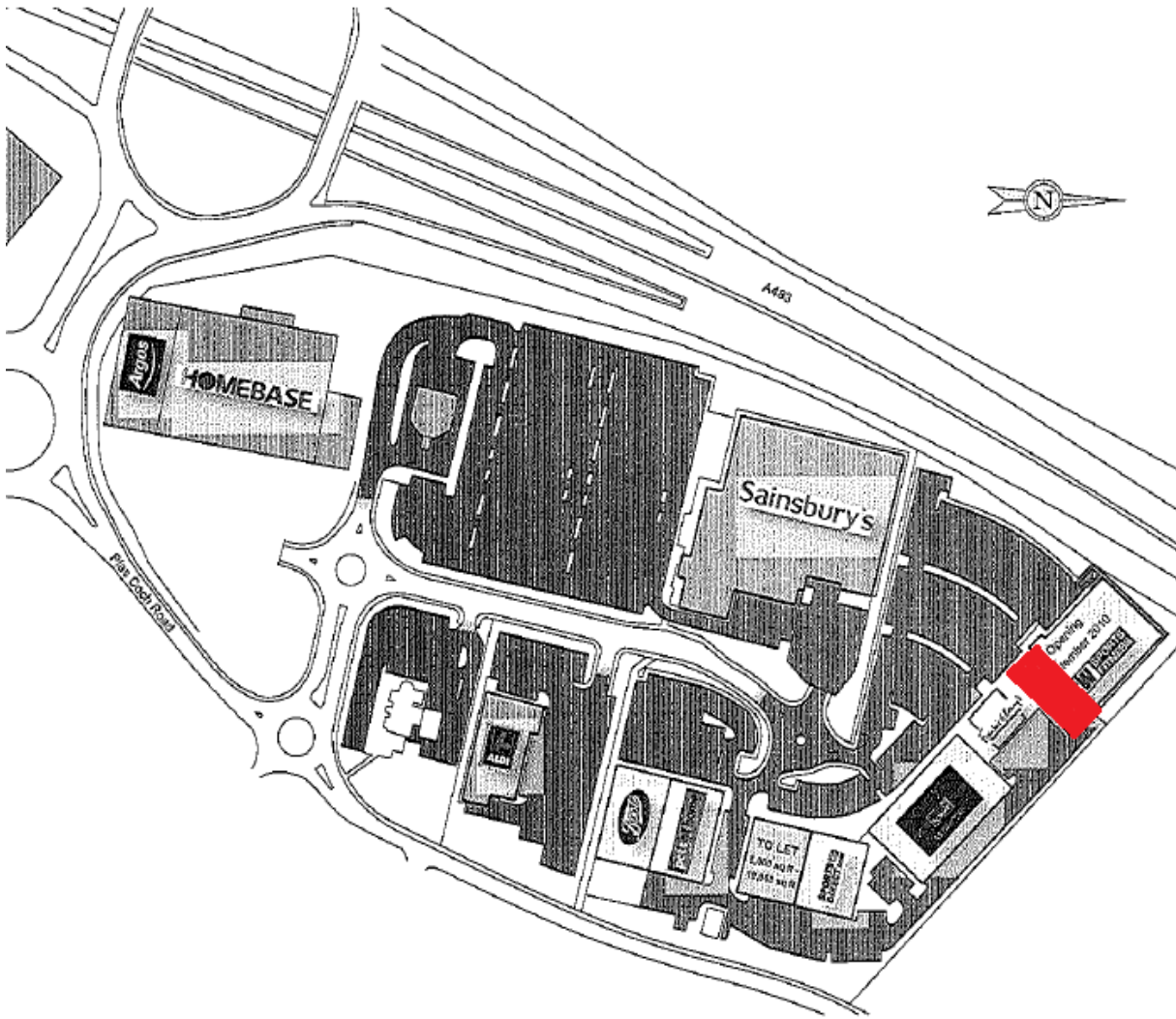
Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

SUBJECT TO CONTRACT

DTFW 15.01.1



Viewing

Strictly by appointment through the agents, Wild Commercial Property

Dan Wild

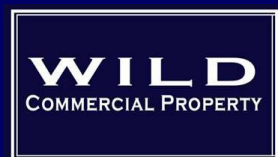
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