

**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.



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### 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.

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### 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

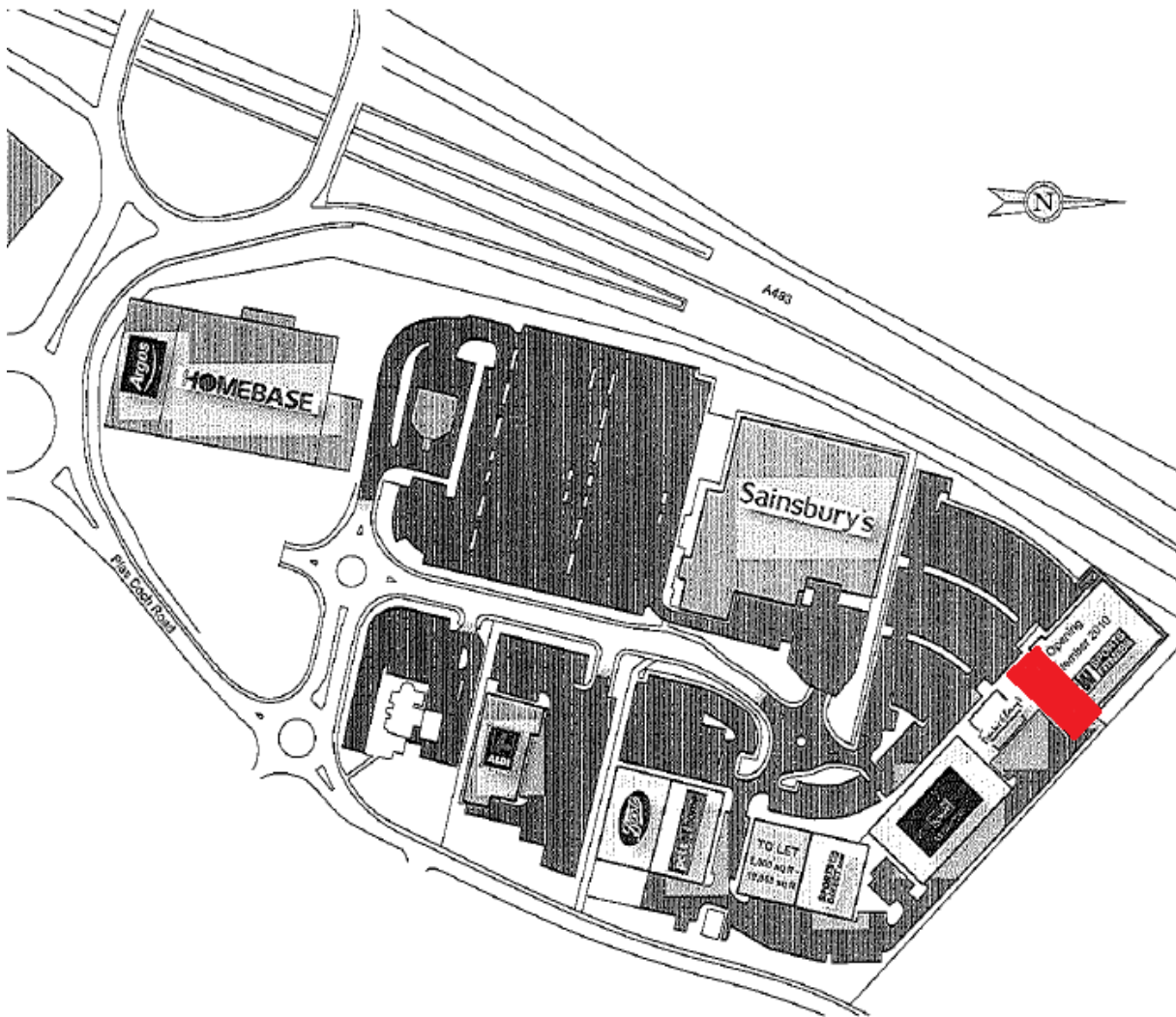
Each party are to be responsible for their own legal costs incurred in the transaction.

### 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**

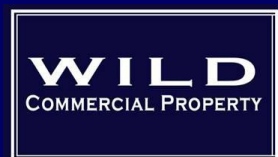
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