

# A3 Coffee Shop/Takeaway Premises with outside seating area



Unit 1B, Regent House, Regent Street, Wrexham LL11 1PR

Prominent Position with On-Site Parking
TO LET









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#### **Situation:**

Regent House is situated in a prominent location close to the junction of Regent Street and Grosvenor Street, immediately to the North of the Town Centre. Close by are Wrexham University, Bus Station, Railway Station, NCP Car Park, Football Club and less than 1 mile from A483 dual carriageway (Chester – A5)

Wrexham has a population 136,000

Other tenants in the building include Papa Johns Takeaway, Pepes Chicken, HMRC (VOA and HSE) and Maximus.



#### **Accommodation:**

Internal Width	23ft	(7m)
Shop Depth	41ft	(12.5m)
GF Area	1,095 sf	(101.7m <sup>2</sup> )

Total 1,304.5 sq.ft (121.20 m<sup>2</sup>)

Pavement Seating Area

#### **Lease Terms:**

10 year FRI Lease at £13,750 pa.

#### **Planning:**

The property benefits from A3 planning permission (P/2018/0093).

#### VAT:

Value Added Tax will be applied to the rental and other outgoings

#### **Car Parking:**

Car spaces are available exclusively to the Tenants of Regent House from Monday – Friday, 7am – 6pm. Outside these hours, the car spaces are on a "first come first served basis" and consequently will be available for night time and weekend visitors.

**Rates:** £7,900

#### **Rateable Value:**

Rate in the £ 2022/23 49.9p

#### EPC:

Rated D (89)

#### **Legal Costs:**

Each Party to be responsible for payment of their own legal costs.

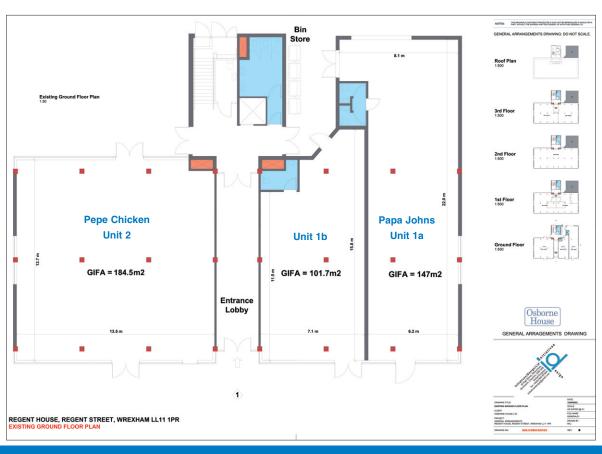
Subject to an indemnity if one Party unilaterally withdraws once Solicitors are instructed.

#### **Inspection:**

Lucy Warriner lucy.warriner@fifieldglyn.com Mobile: 07903 092 763

#### SUBJECT TO CONTRACT

JGF/JRB/JAN 2025











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