

On the Instruction of NewRiver Capital

## 9-11 Regent Street, Wrexham

### Location

The property is located in a prime position on the pedestrianised section of Regent Street, adjacent to **Bon Marche**. Nearby retailers include, **JJB Sports**, **Waterstones**, **Clinton Cards**, **Peacocks** and **Goldsmiths**.

### Accommodation

The unit is arranged over ground floor only and provides the following approximate dimensions and areas:-

Gross Frontage	38'7"	11.8 m
Net Frontage	32'8"	10.0 m
Ground Floor Sales	2,678 sq ft	248.7 sq m
Ground Floor Ancillary	717 sq ft	66.6 sq m

### Lease

The property is available on a new effectively full repairing and insuring lease at a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

£88,000 pax.

### Premium

Incentives available.

### Rates

Rateable Value	£76,000
UBR 2010/2011	0.414
Rates Payable 2010/2011	£31,464

Interested parties are advised to make their own enquiries to the Local Authority.



### Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.

### Viewing

Strictly by prior appointment via sole agents msbl.

**Gareth Storer**

T 020 7101 6726

gareth@msblproperty.com

**Andrew Udall**

T 020 7101 6725

andrew@msblproperty.com

# Wrexham



**msbl**  
Retail Specialists in Property  
020 7101 6720  
www.msblproperty.com

**COPYRIGHT AND CONFIDENTIALITY NOTICE**  
2009 Experian Ltd All Rights Reserved  
This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2009. Licence number PU10007316.  
Ordnance Survey  
For full terms & copyright conditions visit www.go4plans.co.uk

For more information on our products and services:  
**go4plans** Network  
www.go4plans.co.uk  
0845 6016011  
goad.sales@uk.experian.com



**020 7101 6720**

Mortlock Simmonds Brown Ltd & the vendor/lessor take no responsibility for any error, mis-statement, or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and the members of the agent's firm have no authority to make any representation or warranty in relation to the property. Unless otherwise stated, all prices and rents quoted are exclusive of VAT.