

TO LET/FOR SALE

JOHN DWOOD

LegatOwen
CHARTERED SURVEYORS
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MODERN SELF-CONTAINED OFFICE - 18,075 SQ FT

16 LORD STREET, WREXHAM, LL11 1LG

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DESCRIPTION

The property is arranged on ground and three upper floors to provide modern office accommodation with a substantial frontage onto Lord Street.

The property has most recently been used by Wrexham County Council as a job centre and administrative offices and is now offered to rent or purchase as a whole.

The property is considered suitable for a range of uses subject to planning. A set of floor plans is included with these particulars.

PARKING

The property benefits from parking for two cars. Additional car parking is available via a wide range of town centre car parks.

ACCOMMODATION

The accommodation extends to approximately 1,679 sq m (18,075 sq ft) in total, and is divided as follows:

	Sq M	Sq Ft
Ground Floor	481.25	5,180
First Floor	493.53	5,312
Second Floor	573.96	6,178
Third Floor	130.45	1,404
TOTAL	1,679.19	18,075

SALE

The freehold interest (WA581519) is offered for sale at £1,800,000 plus VAT.

RENT

The property is offered to rent as a whole on a full repairing and insuring lease for a term to be agreed. The rent is £180,000 per annum plus VAT. Rent is payable quarterly in advance by Direct Debit.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

The property has a rateable value of £112,000. Therefore rates payable will be in the order of £58,000.

ENERGY PERFORMANCE CERTIFICATE

The property is undergoing an EPC check.

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

VIEWING

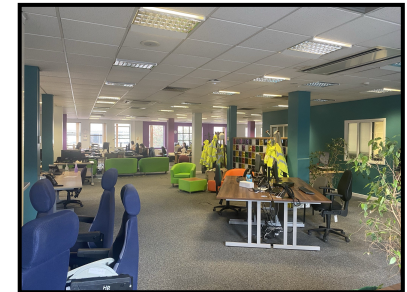
By prior appointment through the joint agents,

Legat Owen -
Will Sadler - 01244 408219
willsadler@legatowen.co.uk

John D Wood -
Craig Van Straten - 0207 629 9050
craigvanstraten@johndwood.com

CODE FOR LEASING BUSINESS PREMISES

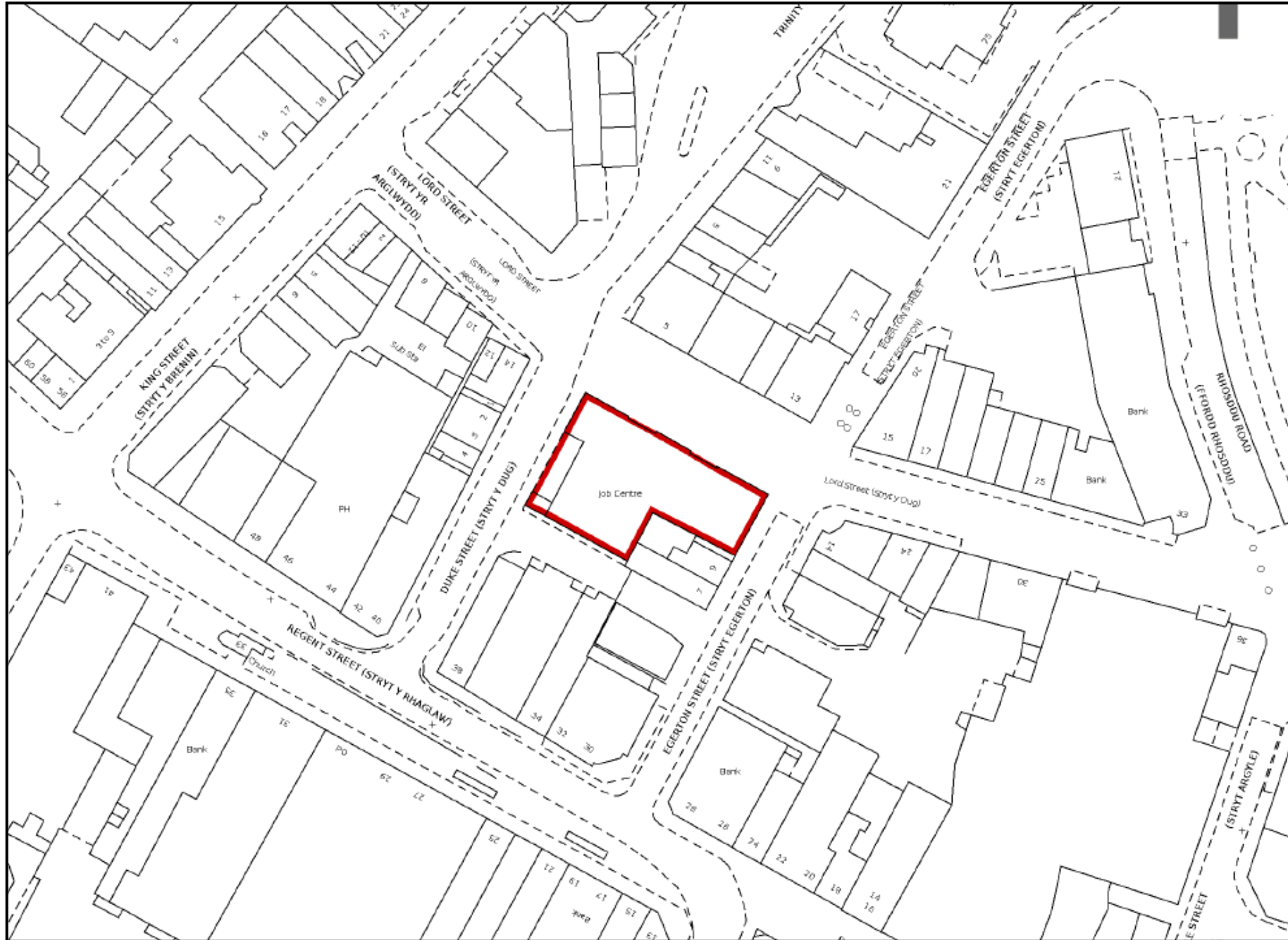
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



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JOHN D WOOD

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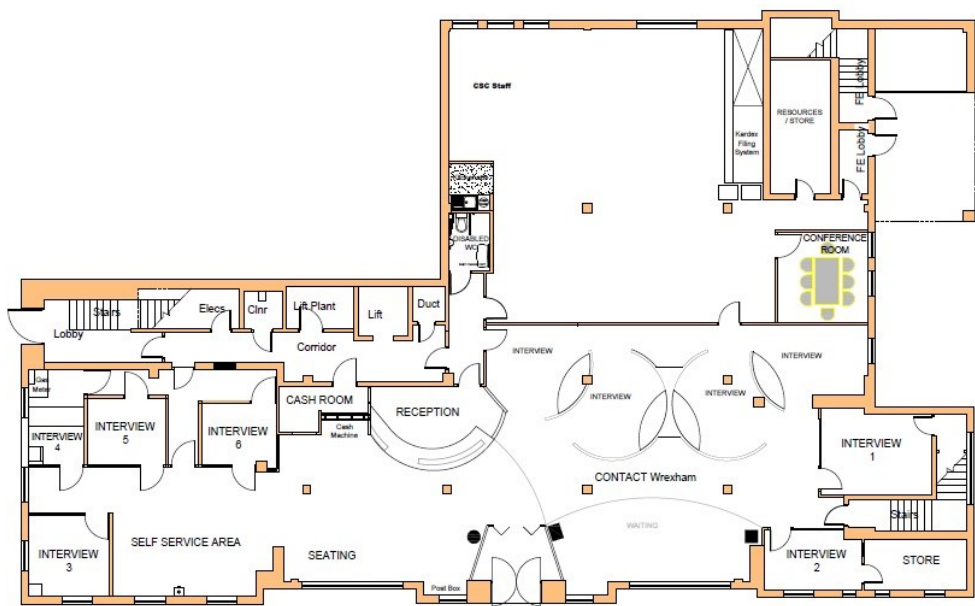
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LOCATION

Wrexham is the largest urban area in North Wales and is a recognised centre for manufacturing, retail, education and administration. Wrexham is situated some 11 miles south of Chester and 25 miles north of Shrewsbury, and is a popular market town and commercial centre.

16 Lord Street is situated in Wrexham town centre on the south-west side of Lord Street, between its junctions with King Street and Egerton Street. The property has immediate access to a wide range of leisure and retail facilities.

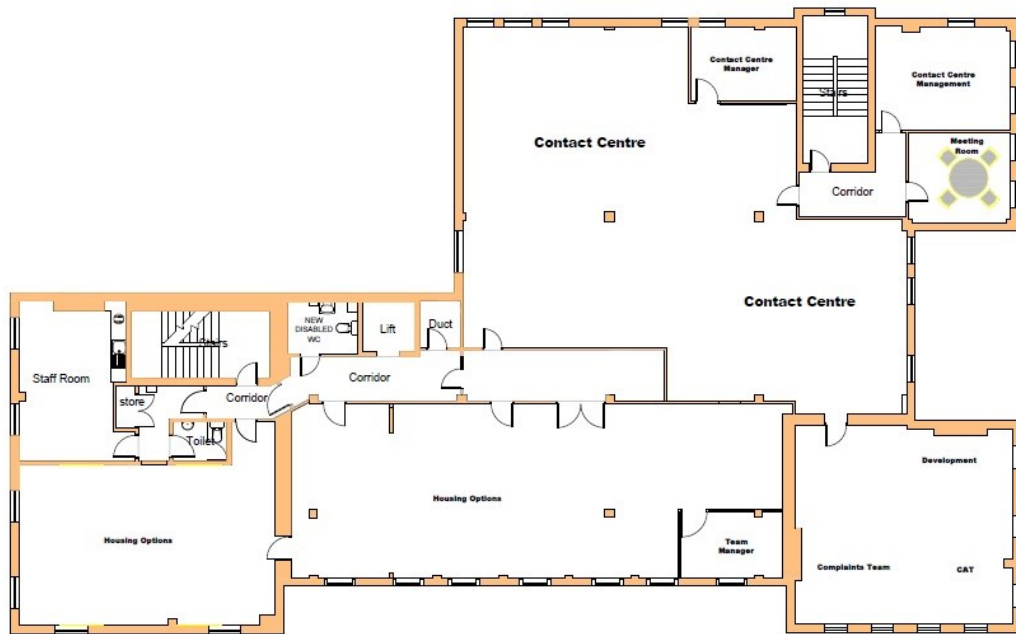




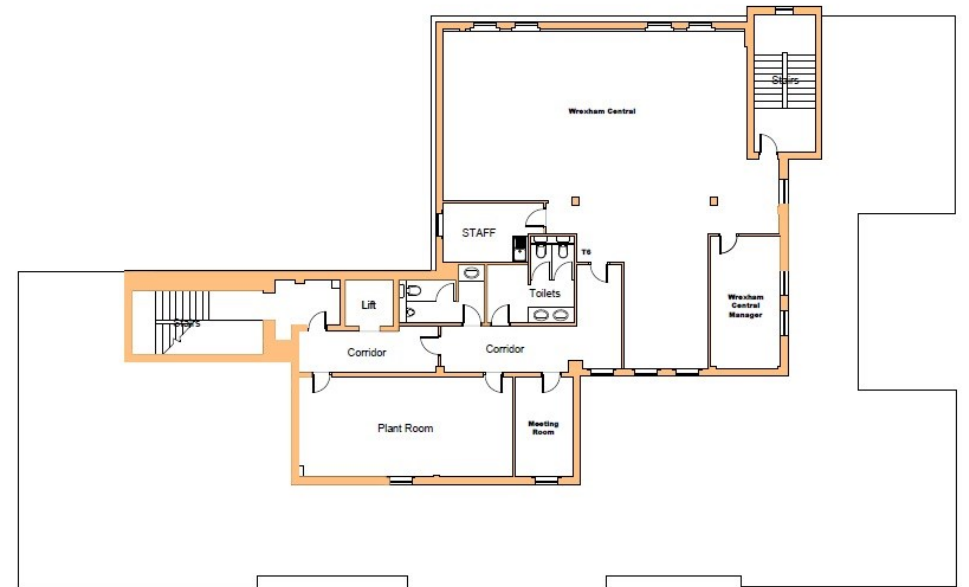
Ground Floor



First Floor



Second Floor



Third Floor



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: **MARCH 2023**