



## TO LET - TRADE COUNTER/COMMERCIAL UNIT

UNIT 5, CANAL WOOD INDUSTRIAL ESTATE, CHIRK, WREXHAM, LL14 5RL

# KEY POINTS

1,451  
SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL UNIT/TRADE COUNTER

4.8M  
EAVES HEIGHT

ALL MEASUREMENTS ARE APPROXIMATE



£8,500

PER ANNUM

(EXCLUSIVE)

James Evans

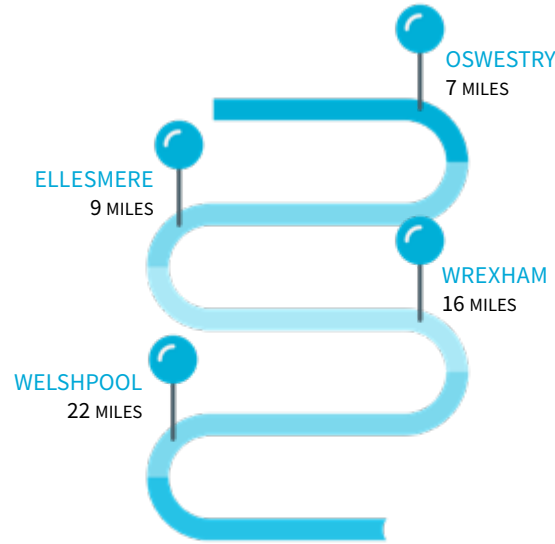
☎ 07792 222 028

james.evans@hallsgb.com

Ellie Studley

☎ 07538 912 096

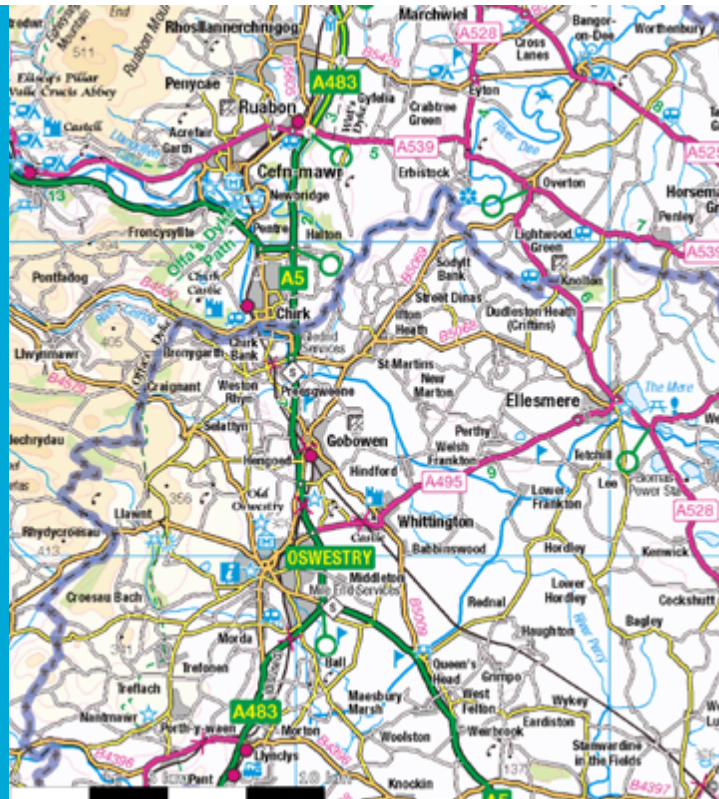
e.studley@hallsgb.com



## LOCATION

The unit forms part of Canal wood Industrial Estate which is situated on the edge of Chirk town, and opposite to Chirk train station. The property is within close proximity to the A5 and A483, providing good access to the national road network.

The property is located approximately 10 miles from the city of Wrexham and 7 miles to Oswestry. The unit forms part of an established commercial estate.



# EXCELLENT ROAD LINKS

## DESCRIPTION

The property comprises of a mid terraced commercial unit/ trade counter which has a Total Gross Internal Floor Area of approximately 1,451 sqft/ 135 sq metres.

The building is constructed of portal frame clad with brickwork and profile sheeting and, benefits from an up and over door to the front elevation, and welfare facilities. The property benefits from a large office space and non-load bearing mezzanine.

The unit has an eaves height of approximately 4.8 metres and car parking spaces with servicing to the front of the roller shutter door.

The unit could potentially be let with the adjacent unit to make a unit with a Total Gross Internal Floor area of 2,902 ft sq. Further details available from the letting agents upon request.

## ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR	M SQ	SQ FT
TOTAL GROSS INTERNAL AREA	135	1,451
MEZZANINE	4.5	48



## TENURE

The unit is offered to let on a new lease for a length of term by negotiation on Tenants Full repairing and Insuring Terms with rent reviews at 3 yearly intervals

## PLANNING

Prospective parties should make their own enquiries.

The unit is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order. The property would lend itself to a variety of uses subject to statutory consents including trade counter/commercial uses.

## SERVICES

(Not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property.

## RENT

£8,500 per annum (Exclusive of VAT) to be paid quarterly in advance by standing order.

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords' legal fees in relation to the granting of a new lease.

## VAT

The units are understood to be elected for Vat; therefore, VAT is payable on top of the rent.

## RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:


RATEABLE VALUE	RATES PAYABLE	EPC
£6,400	£3,194	D (87)

The units will benefit from small business relief if they are the occupiers only commercial unit.

EPC

## LOCAL AUTHORITY

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY


 01978 292000


WREXHAM COUNTY BOROUGH COUNCIL

## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing, please contact :

Commercial Department

 01743 450 700

 [commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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