

Confidential - Staff Unaware

TO LET

Unit 12, Island Green Shopping Park,
Watery Road, Wrexham LL13 7LW



rent is £174,964 per annum exclusive. The June 2009 rent review is outstanding.

PLANNING

We are advised that the shopping park has an unrestricted A1 retail use.

AVAILABILITY

Our clients are seeking to assign their leasehold interest, subject to contract and covenant.

RATING

We have been informed by the local rating authority that the property is assessed on the following basis.

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability

Rateable Value (2010): £185,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

VIEWING

Strictly by appointment through the sole agent:

Pudney Shuttleworth, 25a Park Square West,
Leeds, LS1 2PW

Contact: Michael Pudney
Direct Line: 0113 203 1131
Email: mp@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT March 2009
Updated April 2010

LOCATION

Island Green Shopping Park is located immediately to the south of the city centre, close to Hope Street, the prime shopping pitch in Wrexham.

With good pedestrian access to Hope Street and direct vehicular access from Watery Street, the shopping park comprises; **Wilkinsons, Asda Living, Argos Extra, Carphone Warehouse, Jessops, Poundland, Maplin, HMV, TK Maxx, Brantano and Domino's Pizza.**

Nearby multiple retailers include; **Primark, J D Sports, Bathstore.com, Laura Ashley, and Peacocks.**

DESCRIPTION

The premises are arranged over ground floor and provide the following floor area.

Ground Floor: 956 sq m 10,292 sq ft

LEASE

The premises are held by way of an effective 25 year FR & I Lease to from 24th June 1999, subject to rent reviews every 5th year of the term. The current



LOCATION PLAN



Brantano
Unit 12 Island Green Shopping Park
Wrexham. LL13 7LW

Pudney Shuttleworth

 0113 3444 444

Island Green Shopping Park
 Watery Road
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