

WREXHAM

**21 & 22-23
QUEEN STREET
LL11 1AL**

RETAIL INVESTMENT

Location

Located approximately 5 miles west of the English border Wrexham is the largest town and administrative centre of North Wales. The town benefits from significant retail and commercial offerings and is home to Wrexham University and the world famous Wrexham Football Club. The subject units occupy a prominent position on Queen Street, in close to **Barclays**, **Sports Direct** and **Vodafone**.

Accommodation

The property comprises two shop units arranged on basement, ground, first and second floors trading as Bet Fred and Cici Nail Bar. The units have the following approximate net internal floor areas:-

21 Queen Street (Cici Nail Bar)

Ground Floor	591 sq ft	54.9 sq m
First Floor	336 sq ft	31.2 sq m
Second Floor	136 sq ft	12.6 sq m

22-23 Queen Street (Bet Fred)

Basement	956 sq ft	88.8 sq m
Ground Floor	1,300 sq ft	120.8 sq m
First Floor(not inspected)	212 sq ft	19.7 sq m

Tenure / Tenancy

The property is freehold.

21 Queen Street (Cici Nail Bar)

Let to VS Beauty Limited (Company No 16449228) by way of a 6 year lease from 19 December 2025 at a rent of **£18,000 per annum**. There is a rent review in December 2028. Personal guarantee in place.

22-23 Queen Street (Bet Fred)

Let to Done Brothers (Cash Betting) Limited by way of a 5 year lease from 23 March 2023 at a rent of **£35,000 per annum**.

Total Rent - £53,000 per annum



Price

£506,000 equating to a Net Initial Yield of some 10% after deducting the usual Purchasers Costs.

Rateable Values (2023)

21 Queen Street – £14,000

22-23 Queen Street – £25,500

EPC

21 Queen Street – Awaiting

22-23 Queen Street – C54

Legal Costs

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

VAT

The property is registered for VAT.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

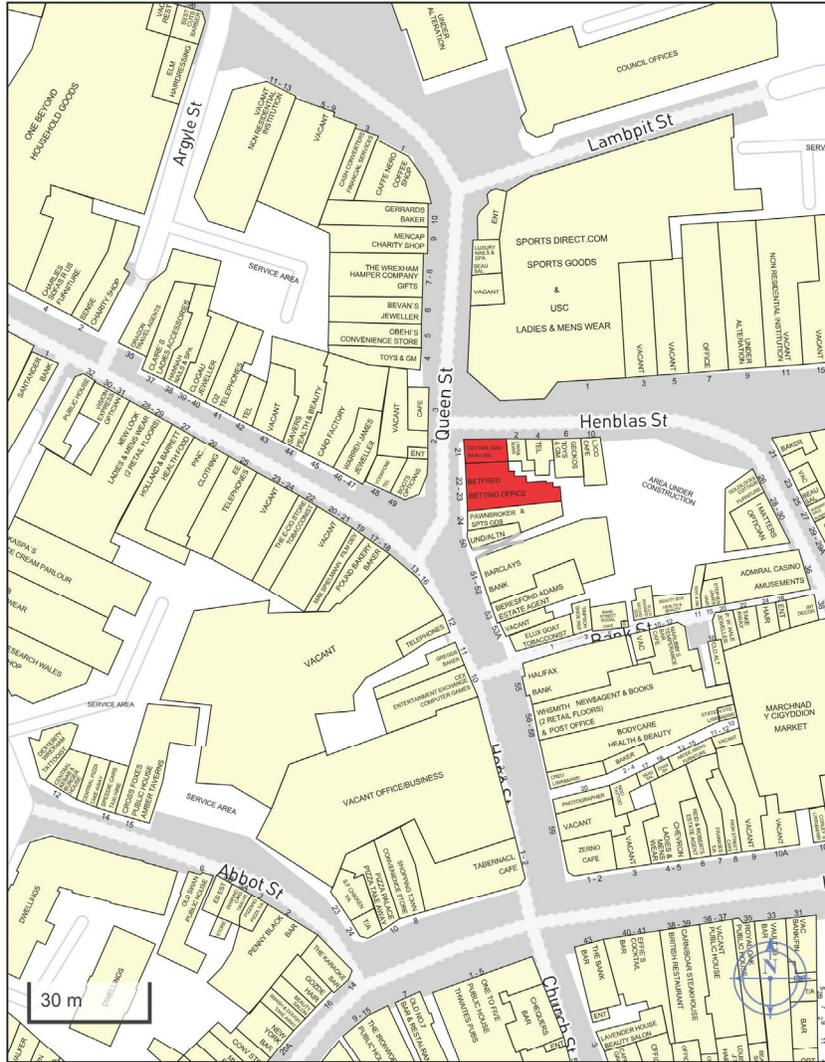
Strictly by appointment through

Llyr Emanuel 07795 348079

llyr@emanueloliver.com



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