

TO LET

**UNIT H3, BRYN BUSINESS CENTRE, BRYN LANE
WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT
CAFE OPPORTUNITY ON POPULAR INDUSTRIAL ESTATE**



LOCATION

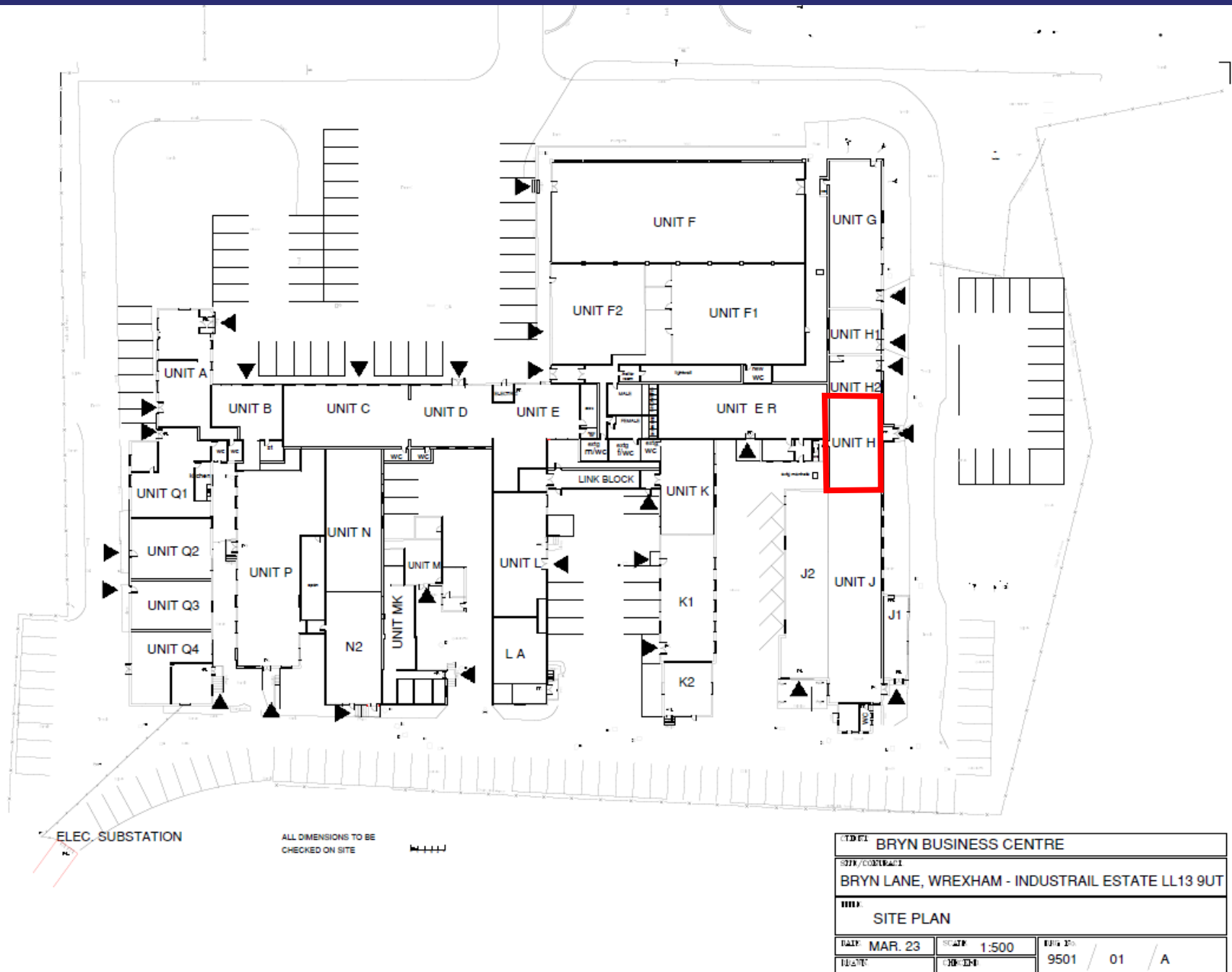
Wrexham Industrial Estate lies 3 miles to the east of Wrexham town centre and 3 miles from A483 dual carriageway via the A534 at the Gresford Interchange. The overall development extends to over 1,000 acres, is the largest industrial estate in the area and home to over 150 companies involved in both manufacturing and distribution including JCB, Kellogg and Hoya.

The property is located along Bryn Lane, from the main approach to the industrial estate on reaching the first mini roundabout, turn left continuing for a quarter of a mile where the subject property can be seen on the right-hand side.

Please refer to location plan.



- **Unique Cafe Opportunity**
- **113.13 Sq M (1,217 Sq Ft)**
- **£8,520 Per Annum**
- **Available Now**
- **Fully Fitted**



DESCRIPTION

The property comprises a fully-fitted former café within the Bryn Business Centre, a fully refurbished property which was acquired by Paramount Construction in early 2004.

The site benefits from a pleasant rural location with good road access and ample parking facilities. Industrial and office lettings have attracted both local and regional occupiers.

The café benefits from the following:

- Tables and chairs internally and externally
- Fitted kitchen and counter
- Wc facility
- Cloakroom/store
- Perimeter electrical sockets
- On-site car parking

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

UNIT	SQ M	SQ FT
H3	113.13	1,217

ASKING RENTAL

UNIT	£ pax
H3	£8,520

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The units are available by way of new tenancy agreement directly from the landlords. Various arrangements are available on negotiation including the usual commercial leases as well as flexible short terms license agreements.

SERVICES

Water and electricity are connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate can be made available by the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.



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.

PLANS/PHOTOGRAPHS

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

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



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SUBJECT TO CONTRACT



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