



Location

Located in the 77,263 sq ft Plas Coch Retail Park, off the A483, one mile north of Wrexham town centre. Adjacent to the Retail Park is Wrexham Glyndwr University.

Plas Coch Retail Park offers a range of retailers including Boots, Curry's PC World and TK Maxx. Food and beverage operators include Costa and a Marstons pub.

HIGHLIGHTS

- + Established retail park in North Wales, close to the University of Wrexham
- + Leisure offering with an adjacent Sainsbury's and Aldi
- + Nearby operators include Costa and Marstons
- + Fully fitted restaurant
- + GIA approx 283 sq m (3,044 sq ft)

Description

The restaurant comprises a detached single storey building of brick elevations with a slate façade.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 125 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	283 sq m (3,044 sq ft)
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Wrexham Retail Park, Plas Coch Road, LL11 2BA

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Tenure

Held for a term of 25 years with effect from 25 March 1998 at a current rent of £63,750 per annum. The most recent annual service charge was £3,336.

A new lease may be available with the landlord.

Rateable Value

2017 £64,500

EPC

An EPC is in the course of preparation.

Viewings

All viewings must be arranged strictly by appointment with the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

All figures quoted are exclusive of VAT.

Contacts

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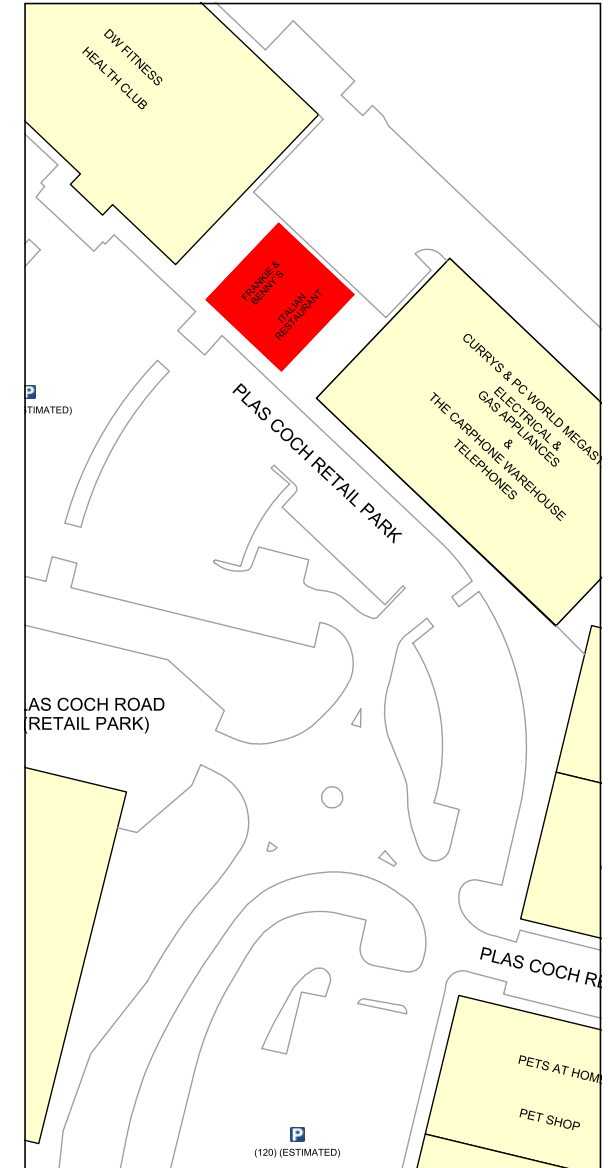
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