

Ref: 2666

Prominent Trading Position - £48,500**The Cross, 1-3 Wrexham Street,**

The property occupies a prime commanding position in the centre of this thriving market town, where it is now the longest established retailer.

Vaughan Davies Ltd is a well known and long established store founded in 1938. It is held in affection by thousands of satisfied customers. Its wide scale reputation covering the whole of North Wales and Cheshire offers customers 2 floors of top quality men's wear.

**NEW LEASE AVAILABLE
£48,500 LEASEHOLD****CALL US 01492 534881**

St. Davids Commercial
Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193

Accommodation

EPC Rating C - expires 18/03/2035.

Ground Floor accommodation extends in total to some 183m² circa 2,000 square feet.

First Floor – 166m² circa 1800 square feet.

Second Floor – extending to 115m² circa 1253 square feet.

Total square footage circa 5,000 square feet.

The existing lease expires on the 1/10/2025 and the leaseholder has decided not to renew its lease.

We are acting for the landlord who will grant a new lease or offers may be considered for the Freehold.

EXISTING RENTAL

£48,500.00

FREEHOLD BY NEGOTIATION

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. March 2025. Subject to contract. 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.

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