

An exciting opportunity to let café and office premises within Wrexham's new Creative Hub, within the Grade II Listed Carnegie Library



Creative Hub Wrexham
Old Library, Queens Square
Wrexham, LL11 1AT

Café Guide Price: £15,000 PA
Offices Guide Price: POA

LOCATION

Wrexham is regarded as one of the leading commercial locations in North Wales and is some 12 miles south of Chester, 30 miles north of Shrewsbury, 35 miles South West of Liverpool and 53 miles west of Manchester.

Wrexham serves as a gateway to the wider region, with easy access to Snowdonia National Park, Chester, Liverpool, and Manchester.

The City is currently benefitting from international exposure, following the recent acquisition of Wrexham Football Club by actors Ryan Reynolds and Rob McElhenney and their television series, Welcome to Wrexham.

What3Words: /// ///pirate.flank.event

DESCRIPTION

Forge Property Consultants are excited to offer a mix of new contemporary office suites, co-working areas and meeting spaces, designed to grow the creative industries in the region, as well as provide an opportunity for home-grown creative talent to stay in Wrexham.

The Old Library is located at the heart of the City Centre, in the Grade II Listed former Carnegie Library. This iconic building has been chosen by a Welsh TV production company as their Anchor home in North Wales. We are looking for organisations, entrepreneurs and businesses who wish to grow their film and television supply chain, including post-production and VFX industries, high-quality film and

television production companies and creative content creators who exploit technology, including animation and games.

We also have a unique opportunity to offer a café/wine bar space adjoining the building with separate access from Queens Square. This is a standalone space with kitchen and eating dining area and option to apply for a license for outdoor designated external alfresco dining area on Queens Square.

The accommodation will have B.T. Fibre optic connected into the building.

ACCOMMODATION

Floor	Use	Sqm	Sqft
Ground Floor	Office Room 1	32.5	350
	Office Room 2	56.1	604
	Office Room 3	8.7	94
	Flexible Creative Space	103	1,107
	Cafe, Kitchen, Seating Area and Alfresco Dining Area	87.9	946
First Floor	Studio Room 7	8.2	88
	Office Room 8	21.5	231
	First Floor Flexible Creative Space	92.6	997
Total:		410	4,416

RENT

Café Guide Price: **£15,000 PA**

Offices Guide Price: **POA**

LEASE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

SERVICES

We understand mains water, electricity and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

SERVICE CHARGE

The tenant will be required to contribute a service charge towards the upkeep of the exterior of the building and the internal common parts and utilities.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

EPC

Energy Performance Rating: the existing EPC assessment is Rated C. The estimated EPC post-works will be a minimum of a B rating.

BUSINESS RATES

The premises are subject to reassessment. The property is likely to be eligible for Small Business Rate Relief.

Interested parties are advised to make their own enquiries with Wrexham Council on 01978 298990.

PLANNING

Planning permission secured for A1 use and office use - P/2024/1395 & 1407

LEGAL COSTS

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

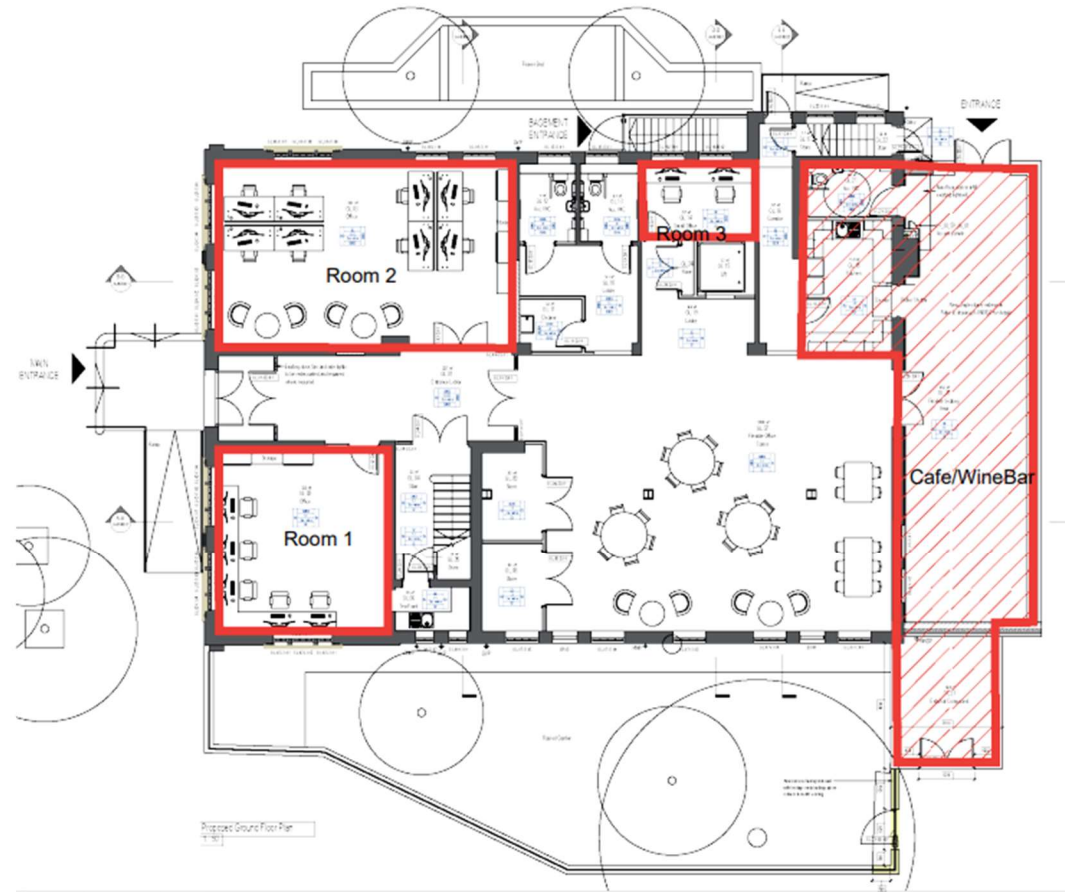
VIEWINGS


Strictly by appointment with the Sole Selling Agents, Forge Property Consultants, 41 King Street, Wrexham, LL14 5DR.

Tel: 01978 799059 / 07834 545974



Email: nick.edwards@forgeproperty.co.uk /
rhiannon.parry-hughes@forgeproperty.co.uk

FLOOR PLANS



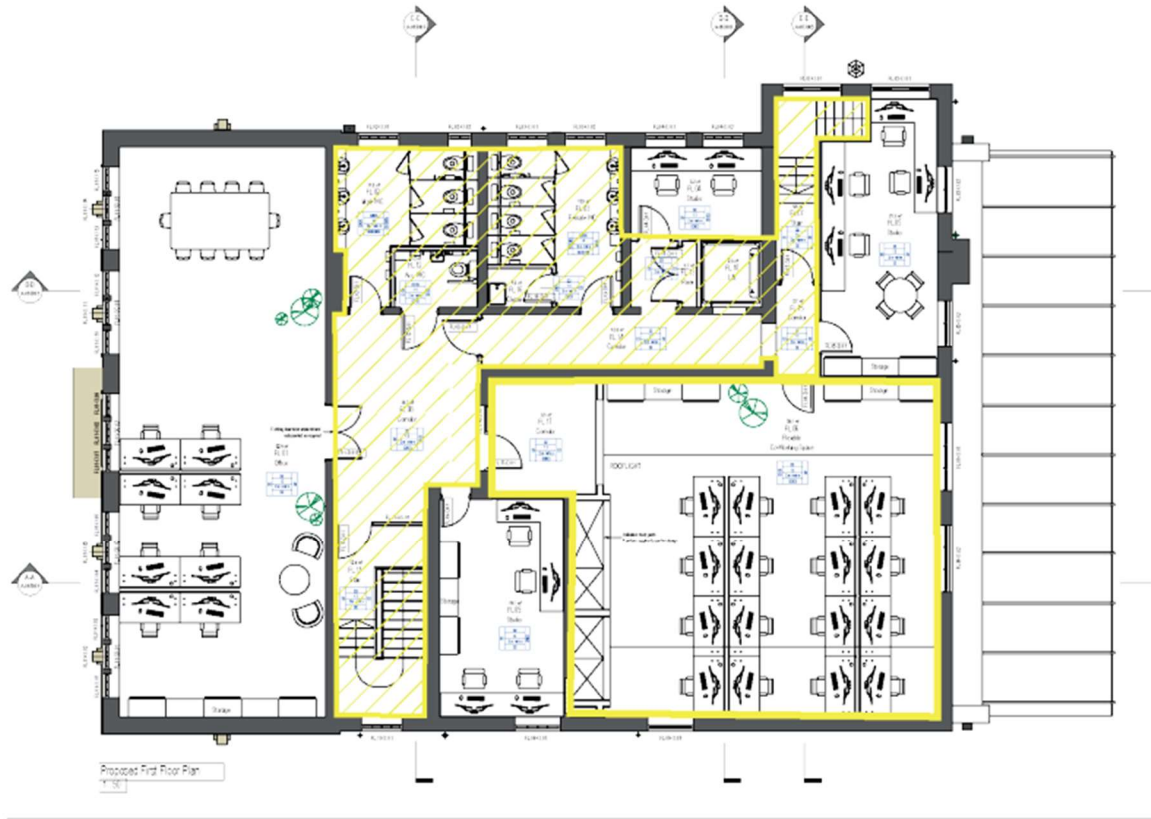
 **wrexham**
COUNTY BOROUGH COUNCIL
CYNGOR IARDEISTREF SIROL
wreccsam


Wrexham Old Library - Plan 2 Proposed Ground Floor Plan

-  Leased - Office Space
-  Leased Cafe Space

Chief Planning Officer
Economy and Planning
Planning Services
Lambpit Street, Wrexham
LL11 1 AR
22 January 2025

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COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Wrexham Old Library - Plan 1 Proposed First Floor Plan

Chief Planning Officer
Economy and Planning
Planning Services
Lambpit Street, Wrexham
LL11 1 AR
22 January 2025

Agile lettable space
 Communal area use by all - (not public)

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Agent's Note

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These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property

Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

