



- Ground and first floor totalling 101.77 sq. m. (1,097 sq. ft.)
- Large ground floor area with additional kitchen and offices at first floor
- Located in a prominent location in the pedestrianised area of Wrexham City Centre
- Numerous independent and national retailers and restaurants with nearby occupiers including Tui, NatWest Bank, Hays Travel, Vasco de Gama and McDonald's

24 Lord Street
Wrexham
LL11 1LR

Rent: £12,000 per annum exclusive

24 LORD STREET, WREXHAM, LL11 1LR

LOCATION

The property is located in a prominent position on the part pedestrianised Street and forms part of a larger commercial building.

Lord Street is home to numerous independent and national retailers and restaurants with nearby occupiers including **Tui, NatWest Bank, Hays Travel, Vasco de Gama and McDonald's on nearby Egerton Street.**

Wrexham is regarded as one of the leading commercial locations in North Wales being some 12 miles south of Chester, 30 miles north of Shrewsbury, 35 miles South West of Liverpool and 53 miles west of Manchester. The town lies at the intersection of the A525, A534 and A541 trunk roads, the main route serving the town being the A483 Expressway which provides direct access to the A55, which is now the primary route through North Wales between Chester and Bangor/Holyhead, and thereafter Junction 11 of the M53 motorway and Junction 15 of the M56.

What3Words: ///slips.palm.suffer

DESCRIPTION

The accommodation provides for a large ground floor area with additional kitchen and offices at first floor accessed via stairs from the ground floor.

ACCOMMODATION

Ground Floor	534 sq. ft.	49.51 sq. m.
First Floor	563 sq. ft.	52.26 sq. m.
Total	1,097 sq. ft.	101.77 sq. m.

SERVICES

We understand mains water, electricity, gas 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.

ENERGY PERFORMANCE CERTIFICATE

EPC awaited.

BUSINESS RATES

According to the www.gov.uk website, the property's listing from 1st April 2023 is as follows:

Description: Shop and Premises
Rateable Value: £9,500

From 1st April 2026, the Rateable Value to be £10,250.

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

24 LORD STREET, WREXHAM, LL11 1LR

LOCAL AUTHORITY

Wrexham County Borough Council - 01978 298990.

TENURE

The premises are available to let on a new lease for a minimum term of 3 or 5 years or multiples thereof with rent reviews at 3 or 5 yearly intervals, on a Tenant's internal repairing and insuring basis.

The lease is to be drawn outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

£12,000 per annum exclusive.

DEPOSIT

To be negotiated.

LEGAL COSTS

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

VAT:

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

VIEWINGS

Strictly by appointment with the Sole Letting Agents:
Forge Property Consultants, 41 King Street, Wrexham, LL11 1HR.
Tel: 01789 799509.

TO MAKE AN OFFER

If you are interested in leasing this property, you have to view the property. The appointment is part of our guarantee to the Landlord. Any delay may result in the property being let to someone else. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

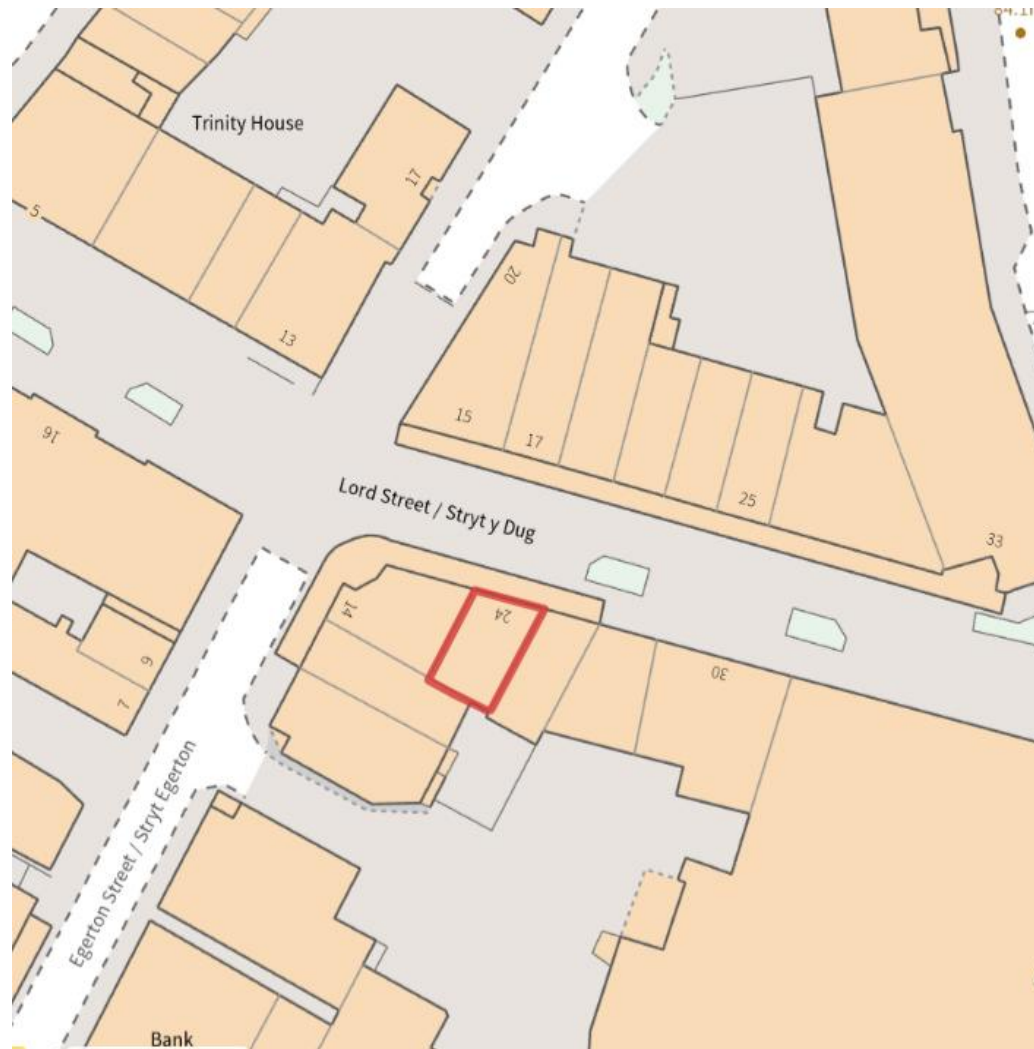
In addition, an Identity Search will be undertaken remotely on all parties proposing to lease the property. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 13/02/2026

Updated:

24 LORD STREET, WREXHAM, LL11 1LR

LOCATION PLAN



24 LORD STREET, WREXHAM, LL11 1LR

Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

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."

