



FOOD OUTLET TO LET

49.59 SQ M / 533.79 SQ FT

THE SERVERY, CROESNEWYDD HALL, WREXHAM
TECHNOLOGY PARK, WREXHAM, LL13 7YP



DESCRIPTION

Amazing opportunity to run the catering facility within the prestigious Grade II Listed Croesnewydd Hall on the Wrexham Technology Park.

The Servery is a commercial kitchen partially equipped with the essentials to run a café/bistro and it has been established for over 10 years. Additional equipment is available to purchase from the outgoing caterers to give a fully comprehensive kitchen.

The café area is the impressive fully glazed Atrium which forms a link between Croesnewydd Hall itself and the NHS Medical Institute. This area has tables and chairs and can accommodate at least 60 covers seated and 100 buffet style.

The Park is home to a large number of professional and medical organisations providing a captive clientele plus the facility is open to the public and adjacent to NHS Wrexham Maelor Hospital

AVAILABILITY

Available February 2018

The Servery Wrexham Technology Park
49.59 Sq M / 533.79 Sq Ft

All areas are on a net internal basis, measured in accordance with RICS Code of Measuring Practice 6th Edition.

COST

Rent: £5,300 Per Annum

Service Charge: £2,554.04

Service charge is reviewed on the 1st April each year.

Annual structural insurance premium recharge
£63.51 per annum



CONTACT & VIEWING ARRANGEMENTS

Viewing strictly by appointment

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ENERGY PERFORMANCE CERTIFICATE

DISCLAIMER

Wrexham County Borough Council as the Vendors/Lessors of this property give notice that;

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6) Date of Publication: 24 January 2018

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