

Retail and Leisure



WREXHAM - 58 Hope Street

RETAIL UNIT TO LET

LOCATION

Wrexham is the principal commercial and retailing centre of North Wales, located 12 miles south of Chester and 25 miles north west of Shrewsbury.

The subject property is located on Hope Street at the entrance to Wrexham Central Arcade and provides a very prominent location within the town centre. As can be seen from the attached traders plan, the property sits immediately adjacent to **Bodycare** whilst other nearby occupiers include **New Look, Cancer Research, WHSmith** and **Greggs**.

ACCOMMODATION/DESCRIPTION

The property comprises a three-storey building with the following approximately areas and dimensions:

Basement	33.17 sq m	357 sq ft
Ground Floor Sales	38.28 sq m	412 sq ft
First Floor Sales	43.48 sq m	468 sq ft

TERMS

Rental offers are invited in the region of **£12,000 per annum** exclusive for a new Full Repairing and Insuring lease, subject to vacant possession.

ASSESSMENTS

Verbal enquiries to Wrexham Borough Council confirm the property is assessed as follows:-

Rateable Value* -	£14,250
Rates Payable (18/19) -	£7,025.25

Interested parties are advised to make their own enquiries on 01978 292000.

*Small Business Rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is in the course of being prepared and will be made available to interested parties.

For more information, please contact:

Sandy Ratcliffe

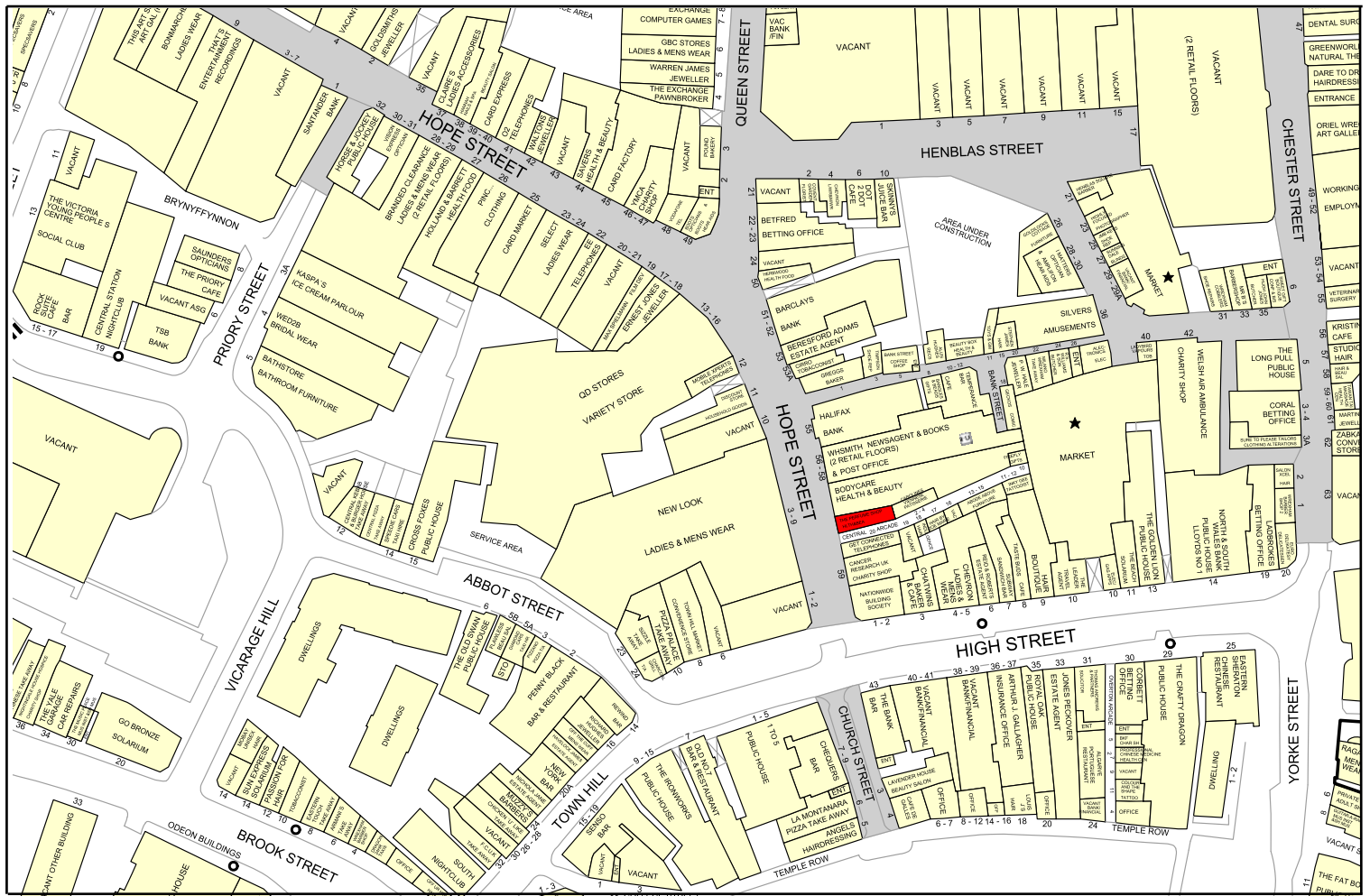
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LEGAL COSTS

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

VAT

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

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



SUBJECT TO CONTRACT
SRJW26092018

VIEWING

Strictly by appointment through the sole agents Legat Owen:-

Sandy Ratcliffe:
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