



# SHOP TO LET

17/18 Hope Street  
Wrexham LL11 1BG

- Prime retailing location in pedestrianised centre.
- Ground floor sales 805 sqft (74.81m<sup>2</sup>)
- Total area 1200 sqft (111.52m<sup>2</sup>)
- Rent only £18,500pa with no VAT.

Phone today on 01244 311681  
[www.boltonbirch.com](http://www.boltonbirch.com)

**Bolton Birch**

## LOCATION

The property is situated within a 100% and very prominent trading location at the junction of Queen Street and Hope Street in the old town centre. It is opposite Boots Opticians and close to the recently opened CEX store with Vodaphone, Card Factory, Blue Inc, W H Smith and New Look also being within close proximity.

Wrexham is the fourth largest town in Wales and the largest in North Wales with a residential population of some 61,603 (2011 census). It is also the commercial and administrative centre for the region.

## DESCRIPTION

The premises are arranged over two floors with sales at ground floor and staff, storage and WCs at first floor. The approximate dimensions and areas are as follows; -

Description	Metric	Imperial
Internal Width (max)	5.68m	18/6
Built Depth	16.77m	55/0
Ground Floor Sales	111.52 m2	1200 sqft
First Floor staff/store	628.81 m2	310 sqft
Plus, two WCs		

## LEASE

Available on a new full repairing and insuring lease for a term of years to be discussed.

## RENT

£18,500pa

## RATING ASSESSMENT

It is understood from enquiries with the local Rating Authority that the premises Rating Assessment is as follows; -

Ratable Value as from April 2017           £28,250.00  
Rates Payable as from April 2018           £14,520.50

## PLANNING

The premises currently have A1 planning consent but other uses will be considered subject to appropriate planning consent being obtained.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E124.

## VAT

It is understood that the premises are not VAT registered.

## FURTHER INFORMATION / VIEWING

Please contact Richard W Bolton of Bolton Birch:

Tel: 01244 311681

Email: [richard@boltonbirch.com](mailto:richard@boltonbirch.com)

SUBJECT TO CONTRACT

Details dated 25.4.18



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