



# SHOP TO LET

17/18 Hope Street  
Wrexham LL11 1BG

- Prime retailing location in pedestrianised centre.
- Extensively re-furbished with new shop front.
- Ground floor sales 805 sqft (74.81m<sup>2</sup>)
- Total area 1200 sqft (111.52m<sup>2</sup>)
- Early occupation available.

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 Vodafone, 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 the sales area at ground floor having been extensively refurbished including new shop front. The first floor currently provides staff, storage and WCs. 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	74.81 m <sup>2</sup>	805 sqft
First Floor staff/store	28.81 m <sup>2</sup>	310 sqft
Plus, two WCs		
Total gross area	111.52 m <sup>2</sup>	1200 sqft

## LEASE

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

## RENT

Further information available on request but early letting sought.

## RATING ASSESSMENT

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

Ratable Value	£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 2.9.19



MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Any intending purchasers of lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Bolton Birch nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Phone today on 01244 311681

[www.boltonbirch.com](http://www.boltonbirch.com)

**Bolton Birch**