

# 25 HOPE STREET WREXHAM, LL11 1BD



## TO LET/MAY SELL REDUCED RENTAL

- Substantial central retail building in Hope Street
- Ground floor sales 132.2 sq m (1423 sq ft)
- First floor stock/ancillary 95.5 sq m (1030 sq ft)
- Available to let on new lease £22,500 pax – freehold sale may be considered

### Chester

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## WREXHAM, LL11 1BD

### LOCATION

Wrexham is the principal commercial town within North East Wales, having an established mixed local economy, and with an increasing residential population.

The premises are situated in the pedestrianised section of Hope Street, close to other major retailers, who include Holland & Barratt, Vison Express and O2. The building is also in close proximity of Henblas Square scheme which is shortly to be anchored by Sports Direct.

The exact position is shown on the attached street traders location plan.

There is ample shoppers car parking available within reasonable proximity of the unit.

### DESCRIPTION

The property comprises a large mid terraced shop unit occupied for many years by a card retailer. The premises has a good frontage with central inset doorway leading to a rectangular sales area, providing generally unrestricted space, with access to the rear of the unit to a first floor compartmented stock/storage area together with front office/kitchen facilities and male and female w/c.

### ACCOMMODATION/AREAS

These briefly comprise as follows:-

	SQ M	SQ FT
Gross Frontage	7.53 m	
Internal Width	6.53 m (average)	
Shop/built depth	21.23 m	
Ground floor sales area	132.24	1,423
First floor stock/storage	80.78	870
First floor staff/kitchen	14.87	160

In addition there is a second floor area which is currently inaccessible, originally comprising a flat.

### RENTAL

A commencing rental of £22,500 pax is required.

### LEASE

The premises are available to let on a new tenants repairing and insuring lease for a term of years to be agreed, incorporating regular rent reviews.

Alternatively a sale of the freehold may be considered, further details on application.

### SERVICES

All mains services are understood to be available or connected subject to statutory regulations.

### RATES

The VOA website confirms the property has a Rateable Value of £35,750

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council, Business Rates Department 01978 292000.

### EPC

The Energy Performance Certificate is currently in the course of preparation.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: rev.Oct20

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**SUBJECT TO CONTRACT**



## IMPORTANT NOTICE

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