



HIGH STREET PROPERTY

3-9 Hope Street, Wrexham LL11 1BG



Rent: On application

Ground Floor Area

16,056 Sq ft / 1,492 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Located approximately 12 miles south of Chester, Wrexham has a population of 134,844 (2011 Census) and is the principal commercial and retailing centre of North Wales.

The subject property is located in a prominent town centre position on the pedestrianised Hope Street, opposite WH Smith and Bodycare. Other occupiers in the immediate vicinity include The Perfume Shop, Greggs, Barclays Bank, EE, BetFred and Card Factory.

Demise:	Sq Ft	Sq M
Ground Floor	16,056	1491.60
First Floor	12,997	1207.42
Basement	4,152	385.72
Sub-Basement	1,204	111.85
Total GIA	34,409	3196.60

Rent:

Upon application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £199,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

October 2020

Subject to Contract

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