

HIGH STREET PROPERTY / CLASS A1

28-29 Hope Street, Wrexham



**LET**

**Rent: On application**

**Area**

5,919 Sq ft / 550 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, adjacent to Vision Express and Holland & Barrett. Other occupiers in the immediate vicinity include Goldsmiths, Body Shop, Claires, EE and Card Factory.

**Accommodation:**

There is the possibility of extending the ground floor to provide in excess of 14,500 sq ft. Further details available on request.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	5919	549.89
First Floor	5678	1730.65
Second Floor	4168	387.22

**Rent:**

Upon Application

**Tenure:**

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £108,000.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

**Service Charge:**

Details available on request.

**EPC:**

Energy Performance Asset Rating - D

**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:**

February 2020

Subject to Contract

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