

TO LET

PRIME RETAIL PREMISES

WREXHAM 53a Hope Street

****FLEXIBLE TERMS AVAILABLE****

Location

Wrexham is the principal commercial and retailing centre of North Wales, located 12 miles south of Chester and 25 miles north west of Shrewsbury.

As can be seen from the traders plan on the reverse of these details, the property occupies a prominent position in the centre of Wrexham within the prime Hope Street area.

The property is immediately adjacent to **Greggs** and **Thorntons** whilst other nearby occupiers include **Barclays**, **Alliance & Leicester** and **WH Smith**.

Description

The property comprises a fitted shop unit currently arranged with ground floor sales, first floor cafe and ancillary accommodation on basement and upper floors.

Accommodation

The property has the following approximate areas and dimensions:-

Internal Width	10' 1"	3.09 m
Internal Depth	31' 8"	9.66 sq m
Ground Floor Sales	321 sq ft	29.9 sq m
First Floor Cafe	192 sq ft	17.9 sq m
Second Floor Storage	207 sq ft	19.2 sq m
Third Floor Storage	153 sq ft	14.2 sq m

Tenure

The property is available by way of a new full repairing and insuring lease at an annual rental of **£20,000 per annum**.

Assessments

Verbal enquiries to Wrexham County Borough Council, confirm the property is assessed as follows:-

Rateable Value	£27,750
Rates Payable (11/12)	£12,015.75

Interested parties are advised to make their own enquiries on 01978 292000.



Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Energy Performance Certificate

An Energy Performance Certificate is in the course of being prepared and will be made available to interested parties

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the agents, Legat Owen.

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SUBJECT TO CONTRACT

JLCJ 030511

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