

WREXHAM

42-43 Hope Street

Available by way of a New Lease



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.

The property is located on the pedestrianised Hope Street within the centre of Wrexham. Nearby adjacent multiple retailers include **O₂**, **Holland & Barratt**, **Claire's Accessories**, **Peacocks** and **Card Factory**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£34,000 per annum** exclusive.

EPC

E107

Business Rates

Enquiries to Wrexham Council confirm the property is assessed as follows:-

Rateable Value £28,250

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

Accommodation

Internal Width	21' 6"	6.57 m
Shop Depth	49' 6"	15.09 m
Ground Floor	900 sq.ft.	83.6 sq.m.
First Floor	760 sq.ft.	70.6 sq.m.
Second Floor	775 sq.ft.	72.0 sq. m

Service Charge

A service charge is payable on this property, further details on request.

Legal Costs

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

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

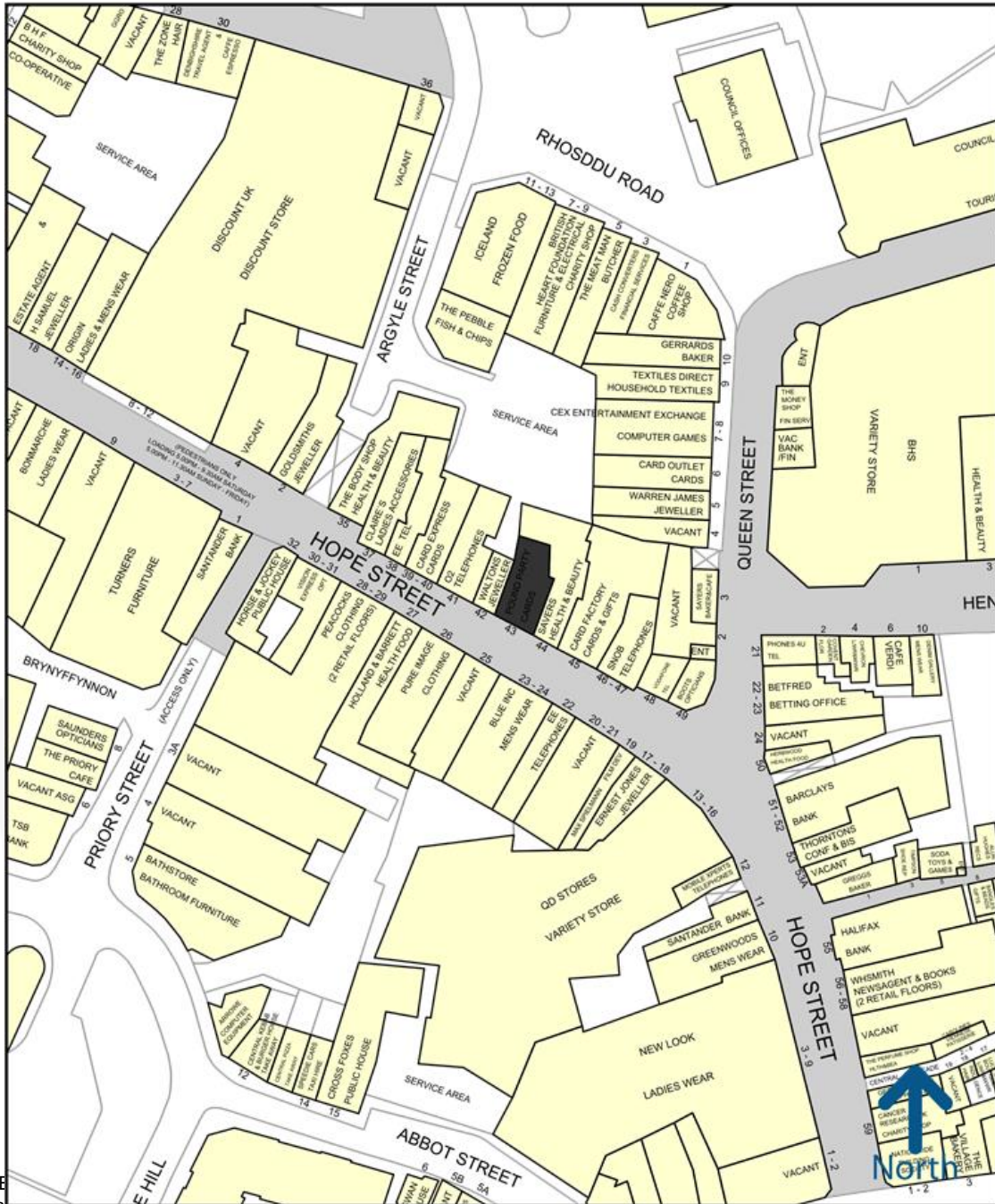
Strictly by appointment through the sole agents, Emanuel Oliver on 0151 236 6700.

dan@emanuoliver.com /

simon@emanuoliver.com



Wrexham



MISREPRESENTATION: The property whose details are contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.