

13-16 HOPE STREET, WREXHAM, LL11 1BG
LARGE RETAIL PREMISES TO LET / FOR SALE



020 7637 7100

DESCRIPTION & LOCATION

The subject property is located in a prominent high street position at the junction of Hope Street and Queen Street in Wrexham Town Centre. Formerly occupied by Marks and Spencer and most recently QD Stores, the property offers a purchaser or occupier various configurations and may be suitable for a variety of uses subject to planning. Nearby occupiers include Sports Direct and New Look.

ACCOMMODATION

The property extends to approximately 3,500 sq m (37,690 sq ft) and is arranged over ground, first and second floors with the following approximate areas:-

	SQ FT	SQ M
Ground Floor	19,491	1,810
First Floor	15,954	1,482
Second Floor	2,245	208

Please note that the property has not been measured and the above areas have been scaled from plans provided by the client. Plans are available on request, together with indicative split options.



TENURE / TERMS

The landlord is open to exploring various options including freehold or leasehold subject to occupiers requirements. Further details are available upon request.

RENT /PRICE

Upon application.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

The property has a Rateable Value of £93,000

EPC

The property has an EPC rating of C.

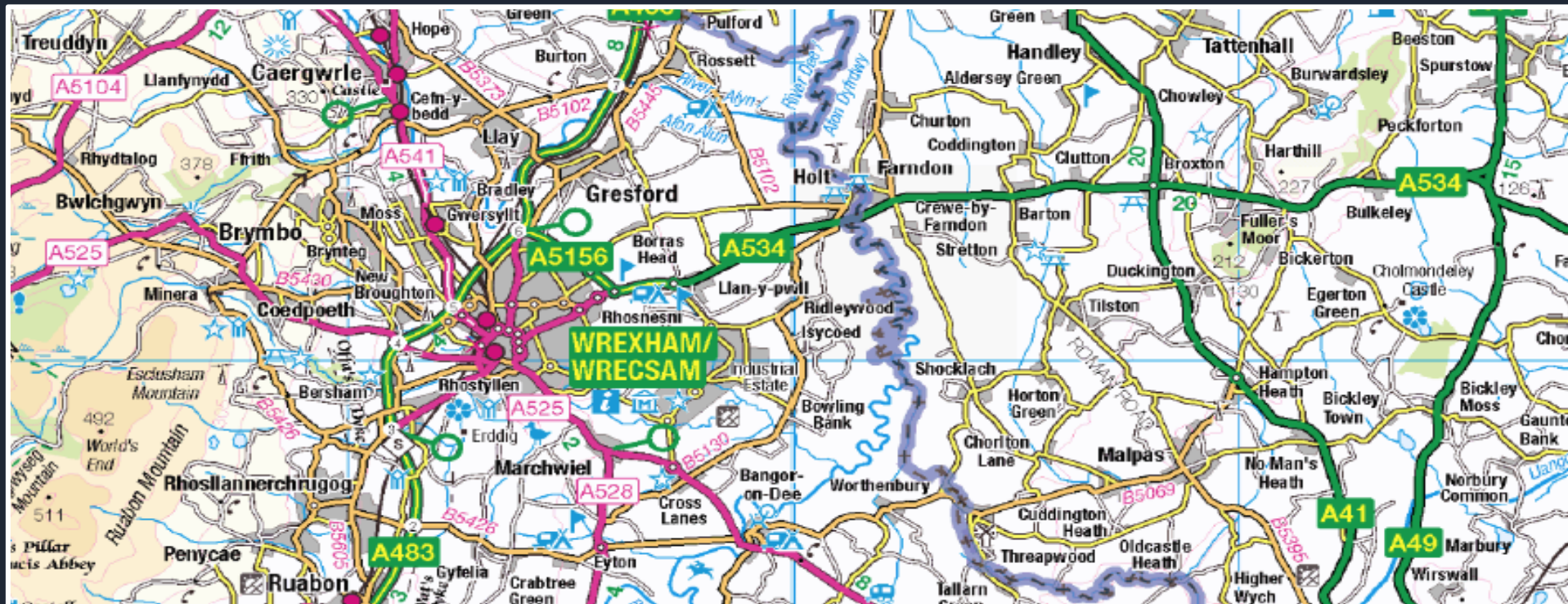


LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.



VIEWING

For further information please contact Jackson Criss or our joint agents LegatOwen:

Andrew Criss

07831 213 396

andrewc@jacksoncriss.co.uk

Jacob Matthews

07817 722 323

Jacobm@jacksoncriss.co.uk

Will Sadler

07957 562 816

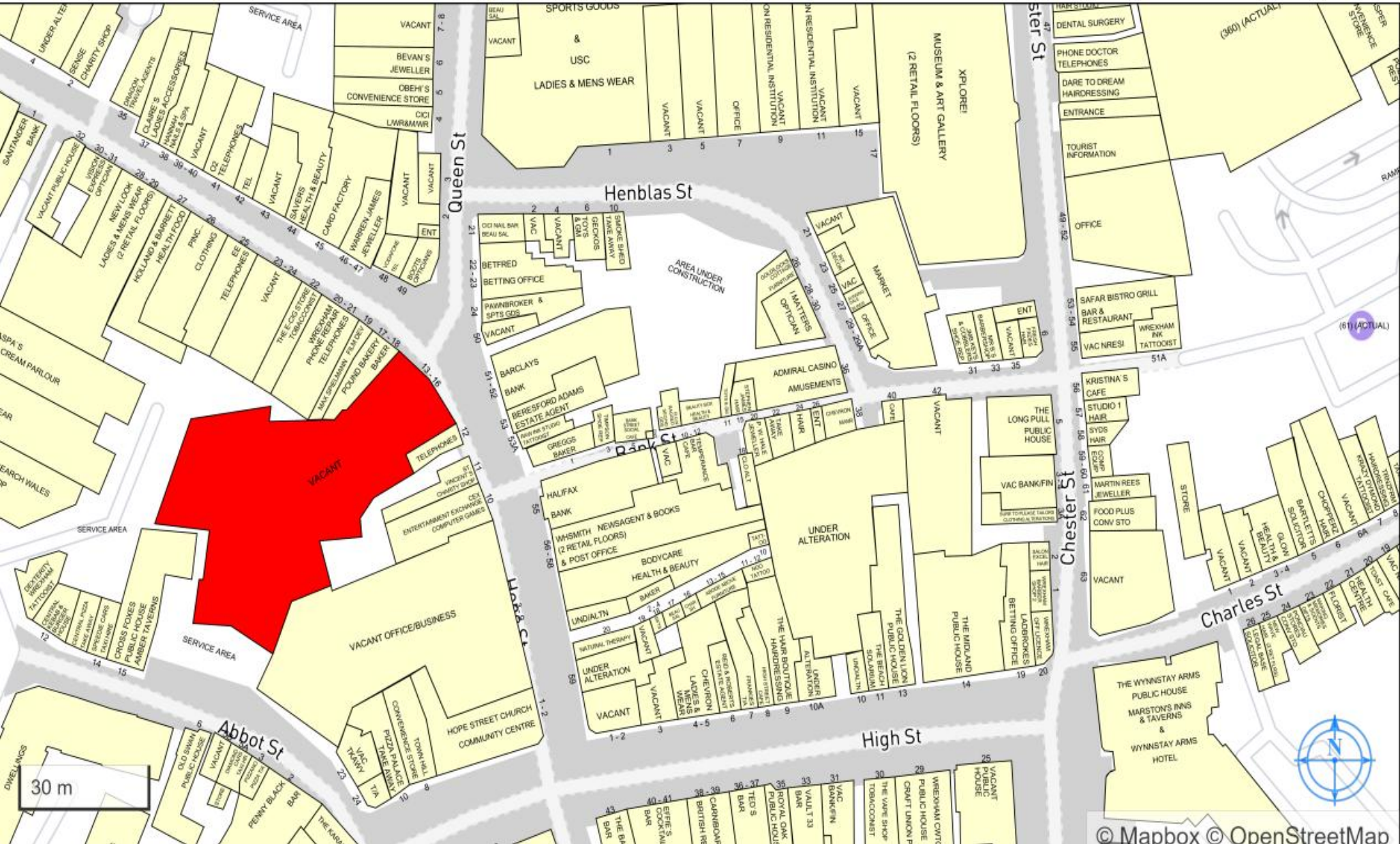
willsadler@legatowen.co.uk

Tom Creer

07721 844 399

tomcreer@legatowen.co.uk

**JACKSON
CRISS**



IMPORTANT NOTICE: Jackson Criss and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.