

22 Hope Street Wrexham, Clwyd LL11 1BD

lot 29

Freehold Retail Investment

- Entirely let to Everything Everywhere Ltd, t/a Orange, on assignment from Barclays Bank plc
- Benefits from Privity of Contract
- Prominent town centre location on busy pedestrianised thoroughfare
- Nearby occupiers include Thomas Cook, Ernest Jones, Barclays Bank and Holland & Barrett
- Six Week Completion Available

Rent
£64,500
per annum
exclusive



On behalf of a
Major Fund

Location

Miles: 12 miles south-west of Chester
32 miles south of Liverpool
50 miles south-west of Manchester
Roads: A525, A534, A483
Rail: Wrexham Central
Air: Liverpool Airport

Situation

The property is situated in a prominent position on the southern side of Hope Street, one of Wrexham's major pedestrianised thoroughfares.

Nearby occupiers include Thomas Cook, Ernest Jones, Barclays Bank and Holland & Barrett.

Description

The property comprises a ground floor retail unit with ancillary accommodation on first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	100.15 sq m (1,078 sq ft)	EVERYTHING EVERYWHERE LTD (1) (t/a Orange) (on assignment from Barclays Bank Plc) (1) (2)	25 years from 21/08/1991 on a full repairing and insuring lease	£64,500	01/08/2016
First	Ancillary	60.48 sq m (651 sq ft)				
Second	Ancillary	47.75 sq m (514 sq ft)				
Totals		208.38 sq m (2,243 sq ft)			£64,500	

(1) Everything Everywhere Ltd is the UK's largest communications company, providing mobile and fixed-broadband communications services to more than 27 million customers through the Orange and T-Mobile brands. Everything Everywhere employs more than 15,000 people and operates over 720 retail stores across the UK. (Source: www.everythingeverywhere.com 14/06/2012)

(2) Barclays Bank plc remains liable under the lease due to privity of contract. For the year ending 31st December 2011 Barclays Bank plc reported pre-tax profits of £5,974,000,000 and a net worth of £54,232,000,000. (Source: www.riskdisk.com 15.06.2012)

For further details please contact:

Jo Cordrey

Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk

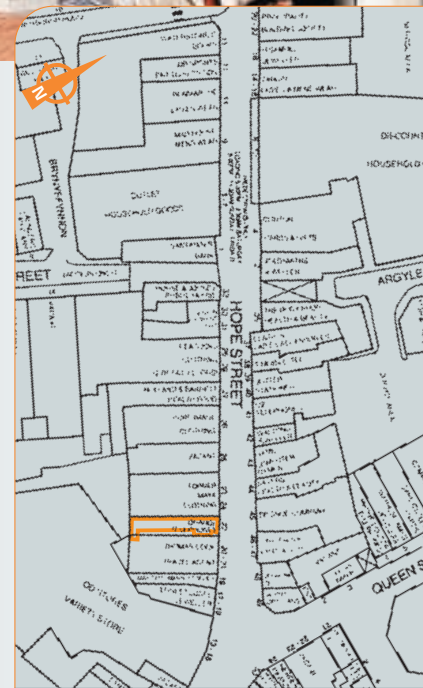
Gwen Thomas

Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Maclay Murray & Spens LLP

One London Wall, London EC2Y 5AB.
Tel: +44 (0)20 7634 8746.
Email: nicholas.mole@mms.co.uk
Ref: Nicholas Mole.



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