

56 Hope Street Wrexham LL11 1BE

Freehold Retail Investment

- Entirely let to WH Smith Plc
- Prominent town centre location on busy pedestrianised thoroughfare
- Nearby occupiers include Halifax, New Look, Greggs, Santander and Thorntons

lot 20

Rent
£160,000
per annum
exclusive



On behalf of Julian
Clarke and Matthew
Nagle Acting as Joint
LPA Receivers

savills

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 Railway Station
Air: Liverpool Airport

Situation

The property is situated in a prominent position on the eastern side of Hope Street, one of Wrexham's major pedestrianised thoroughfares, close to its junction with High Street. Nearby occupiers include Halifax, New Look, Greggs, Santander and Thorntons.

Description

The property comprises retail accommodation on the ground floor with additional retail and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	333.70 sq m (3,592 sq ft)	WH SMITH PLC (1)	15 years from 17/04/2003 on a full repairing and insuring lease	£160,000	17/04/2013 (17/04/2018)
First	Retail/Ancillary	414.90 sq m (4,466 sq ft)				
Totals		748.60 sq m (8,058 sq ft)			£160,000	

(1) For the year ending 31st August 2012, WH Smith plc reported a turnover of £1,243,000,000, pre-tax profits of £102,000,000 and a total net worth of £95,000,000. (Source: www.riskdisk.com 07/11/2013).

For further details please contact:

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