

lot 48**58 Hope Street
Wrexham LL11 1BE****Vacant
Possession****Freehold Retail Building with Vacant
Possession**

- Prominent town centre location on busy pedestrianised thoroughfare

- Nearby occupiers include WH Smith, Halifax, New Look, Greggs, Santander and Thorntons



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

**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 WH Smith, Halifax, New Look, Greggs, Santander and Thorntons.

Description

The property comprises ground floor retail accommodation with ancillary accommodation in the basement and 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
Ground	Retail	294.10 sq m	(3,165 sq ft)	VACANT POSSESSION
First	Retail/Ancillary	168.20 sq m	(1,810 sq ft)	
Totals		462.30 sq m	(4,975 sq ft)	

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