

Lot 24

£50,000 per annum
exclusive

27 Hope Street,
Wrexham LL11 1BD

Freehold Retail Investment



Key Details

- Prime Pedestrianised Town Centre position
- Let to Holland & Barrett Retail Limited
- Nearby occupiers include Santander, Iceland, New Look, WH Smith and Barclays Bank

On behalf of **WESLEYAN**

Location

Miles: 12 miles south of Chester
31 miles north of Shrewsbury
54 miles south-west of Manchester

Roads: A525, A534, A483

Rail: Wrexham General, Wrexham Central

Air: Manchester International Airport
John Lennon Airport (Liverpool)

Situation

The property is situated in a prominent position on the south side of Hope Street, one of Wrexham's major pedestrianised thoroughfares. Nearby occupiers include Santander, Iceland, New Look, WH Smith and Barclays Bank.

Description

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

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

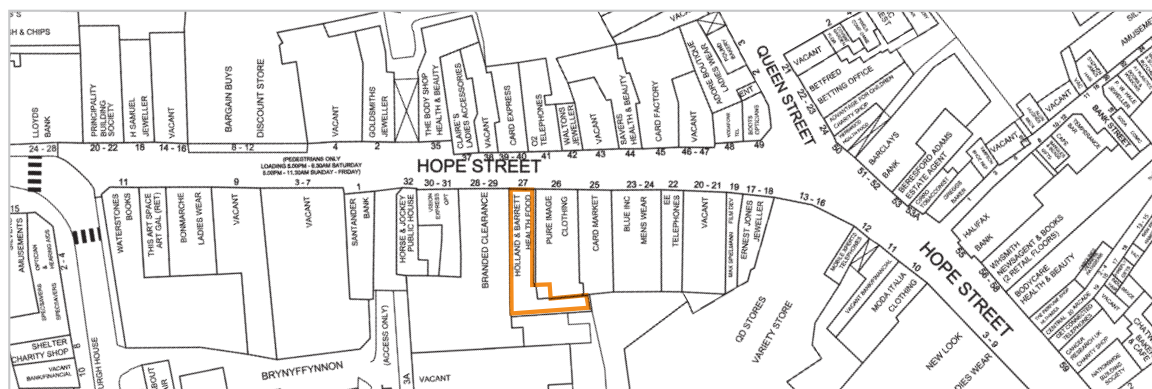
Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	97.42 sq m	(1,049 sq ft)	HOLLAND &	12 years from	£50,000	27/04/2021
First	Ancillary	13.75 sq m	(148 sq ft)	BARRETT RETAIL	29/10/2009		
Second	Ancillary	13.75 sq m	(148 sq ft)	LIMITED (1)			

Totals	124.92 sq m	(1,345 sq ft)	£50,000				
---------------	--------------------	----------------------	----------------	--	--	--	--

(1) For the year ending 30th September 2015, Holland & Barrett Retail Limited reported a turnover of £424,662,000, pre-tax profits of £129,456,000 and a total net worth of £326,224,000. (Source: www.protect.busessexpress-uk.com 10/01/2017).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutus

John Mehtab
+44 (0)20 7034 4855
john.mehtab@acutus.co.uk

Acutus

Alec Linfield
+44 (0)20 7034 4860
alec.linfield@acutus.co.uk

Buyer's Legal Report Service: Dentons

Greg Rigby
+44 (0)20 7329 3968
greg.rigby@dentons.com

Seller's Solicitors:

Coley & Tilley Solicitors
Grahame Griffiths
+44 (0)121 643 5531
gg@coleyandtilley.co.uk