

23-24 Hope Street,
Wrexham LL11 1BD
Freehold Retail Investment

Lot 36

£50,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	211.09 sq m (2,272 sq ft)	GENUS UK	10 years from 27/05/2016 until	£50,000	27/05/2021
First	Retail/Ancillary	210.00 sq m (2,260 sq ft)	LIMITED			
Second	Ancillary	193.24 sq m (2,080 sq ft)	t/a Select Fashion	26/05/2026 (2)		
Third	Ancillary	167.41 sq m (1,802 sq ft)	(1)			
Totals		781.74 sq m (8,414 sq ft)			£50,000	

(1) First launched in the early 1980s, Select Fashion is a high-street womenswear retailer. Currently with over 180 UK stores and rapid expansion plans in place (Source: <http://www.selectfashion.co.uk> 19/04/2017).
 (2) The lease provides a tenant only option to determine on the fifth anniversary of the term.

Key Details

- Entirely let to Genus UK Limited t/a Select Fashion until May 2026 (subject to option)
- Prominent town centre location on busy pedestrianised retail thoroughfare
- Nearby occupiers include Barclays Bank, Boots Opticians, Holland & Barrett and Claire's Accessories

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 Barclays Bank, Boots Opticians, Holland & Barrett and Claire's Accessories.

Description

The property comprises a retail unit over ground and first floors with storage/staff on second and third floors. The property benefits from a lift servicing all floors and parking at the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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