

Lot 58

£25,000 per annum exclusive

17-18 Hope Street, Wrexham LL11 1BG Freehold Retail Investment



Hope Street



Hope Street junction with Queen Street



Key Details

- Let to Signet Trading Limited t/a Ernest Jones
- Pedestrianised Town Centre location
- Nearby occupiers include New Look, Holland & Barrett and Boots Opticians

On behalf of Trustees

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 Station, Wrexham Central Station

Air: Manchester International Airport
John Lennon Airport (Liverpool)

Situation

The property is situated in a prominent and strong retailing position on the south side of Hope Street, one of Wrexham's major pedestrianised retail thoroughfares and at its junction with Queen Street in the town centre. Nearby occupiers include New Look, Holland & Barrett and Boots Opticians.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

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 | 71.72 sq m (772 sq ft) | SIGNET TRADING LIMITED | 5 years from 29/09/2015 on a full repairing and insuring lease (2) | £25,000 | 28/09/2020 |
| First | Ancillary | 29.08 sq m (313 sq ft) | t/a Ernest Jones (1) | | | |
| Totals | | 100.80 sq m (1,085 sq ft) | | | £25,000 | |

- (1) For the year ending 30th January 2016, Signet Trading Limited reported a turnover of £485,350,000, pre-tax profits of £34,910,000 and a total net worth of £289,797,000 (Source: www.riskdisk.com 07/06/2017).
- (2) The lease provides for a tenant option to determine the lease on 28th September 2018.



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