

Lot 48, 20-21 Hope Street, Wrexham,

Clwyd LL11 1BG

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Mobile Up Ltd
- Town Centre Location on Major Pedestrianised Retail Thoroughfare
- Active Asset Management Opportunity
- Residential Conversion Potential of Upper Parts (Subject to Consents)
- VAT Free Investment
- Neighbouring Occupiers include New Look, Iceland, Poundland, Sports Direct, Costa Coffee and Primark

Lot

48

Auction

21st September 2023

Rent

£12,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

12 miles south of Chester, 31 miles north of Shrewsbury

Roads

A525, A534, A483

Rail

Wrexham General Station, Wrexham Central Station

Air

Manchester International Airport, John Lennon Airport (Liverpool)

Situation

Wrexham is the largest town in North Wales and the principal administrative centre for the region. The property is situated in a prominent and strong retailing position on the south side of Hope Street, one of Wrexham's main pedestrianised retail thoroughfares, just 300m east of Wrexham Central Railway Station. Nearby Occupiers include New Look, Iceland, Poundland, Sports Direct, Costa Coffee and Primark.

Tenure

Freehold.

EPC

Band D

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation on the basement, first, second and third floors. The retail unit benefits from significant frontage to Hope Street.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	121.90	(1,312)	MOBILE UP LTD (CRN: 12203342)	2 years from 12/01/2022 (2)	£12,000	(12/01/2024)
Basement	Ancillary	68.10	(733)				
First	Ancillary	136.77	(1,472)				
Second	Ancillary	123.21	(1,326)				
Third	Ancillary	24.81	(267)				
Total Approximate Floor Area		474.79	(5,146)			£12,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/147513206>)

(2) The lease is subject to a rolling mutual option to break the lease on serving 28 days notice. The landlord is holding a £3,000 deposit. The Tenant has verbally expressed an interest in renewing the lease.

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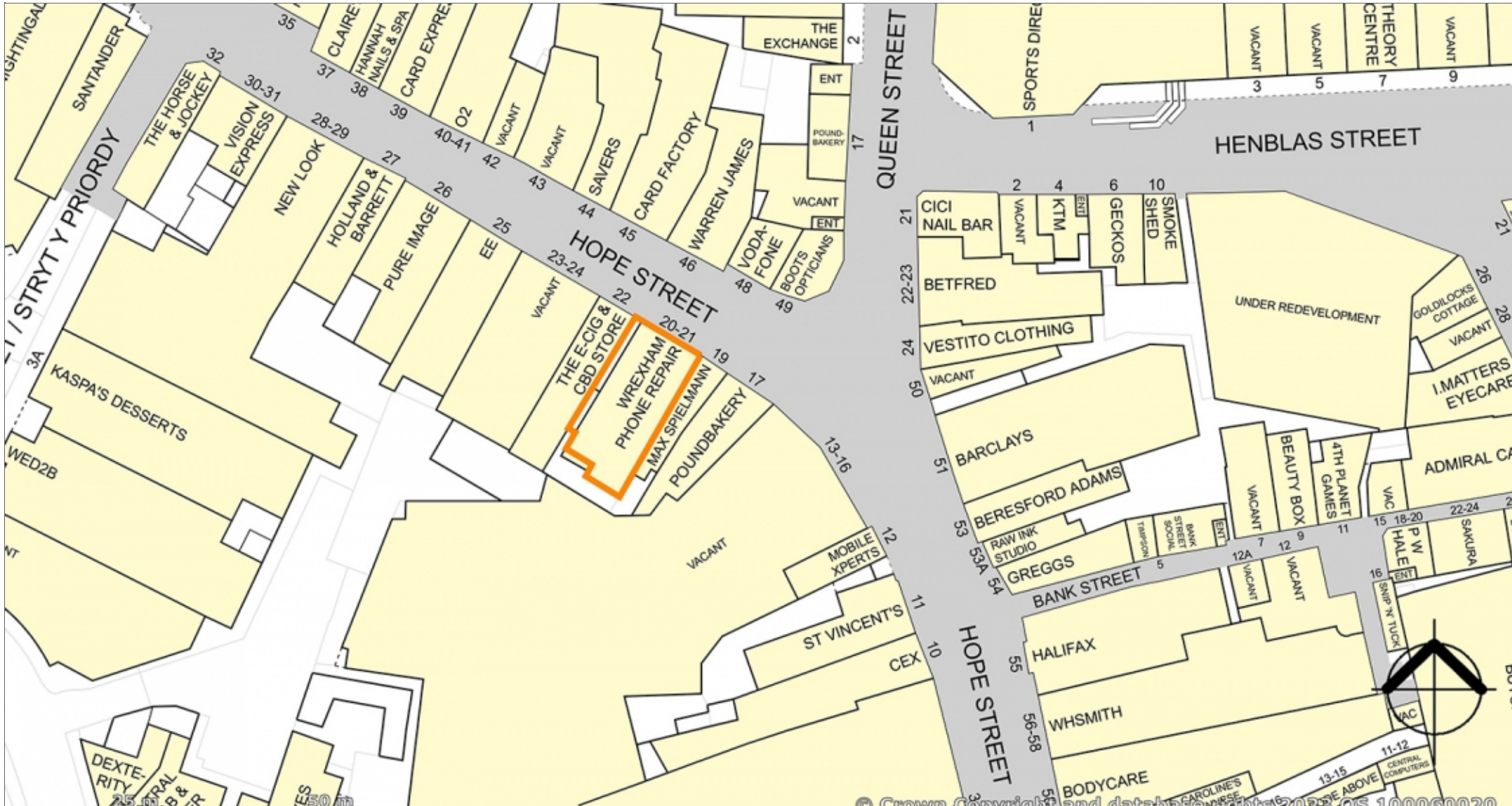
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September 2020