TO LET

Established and Prominent High Street Property

34,409 SQ FT TOTAL SIZE

3-9 Hope Street
Wrexham LL11 1BG

GROUND FLOOR AREA
16,056 SQ FT / 1,492 SQ M

HURSTWOOD
HOLDINGS

Prime retail, office and storage space in the heart of Wrexham

The property provides a large open plan sales area on ground floor which has been recently refurbished to a high standard. It also benefits from a service yard, seperate entrance and car parking to the rear via Abbot Street.

16,056 sq ft open plan sales area on ground floor

Recently refurbished to a high standard

Location

Wrexham is the largest town in North Wales, situated between the Welsh mountains and the Dee Valley.

It's the administrative, commercial and retail centre for the region. Wrexham is located approximately 53 miles south-west of Manchester, 31 miles north of Shrewsbury and 13 miles south of Chester.

ROAD

The town has good road links, the A55 is 9 miles to the north connecting the M53 and M56. The A483 connects Shrewsbury and the M54 to the south. The M6 is 30 miles to the east.

RAIL

Wrexham is connected to the railway network with a fastest journey time to London Euston of 2 hours 24 minutes and regular services to Chester with a 15 minute journey time.

AIR

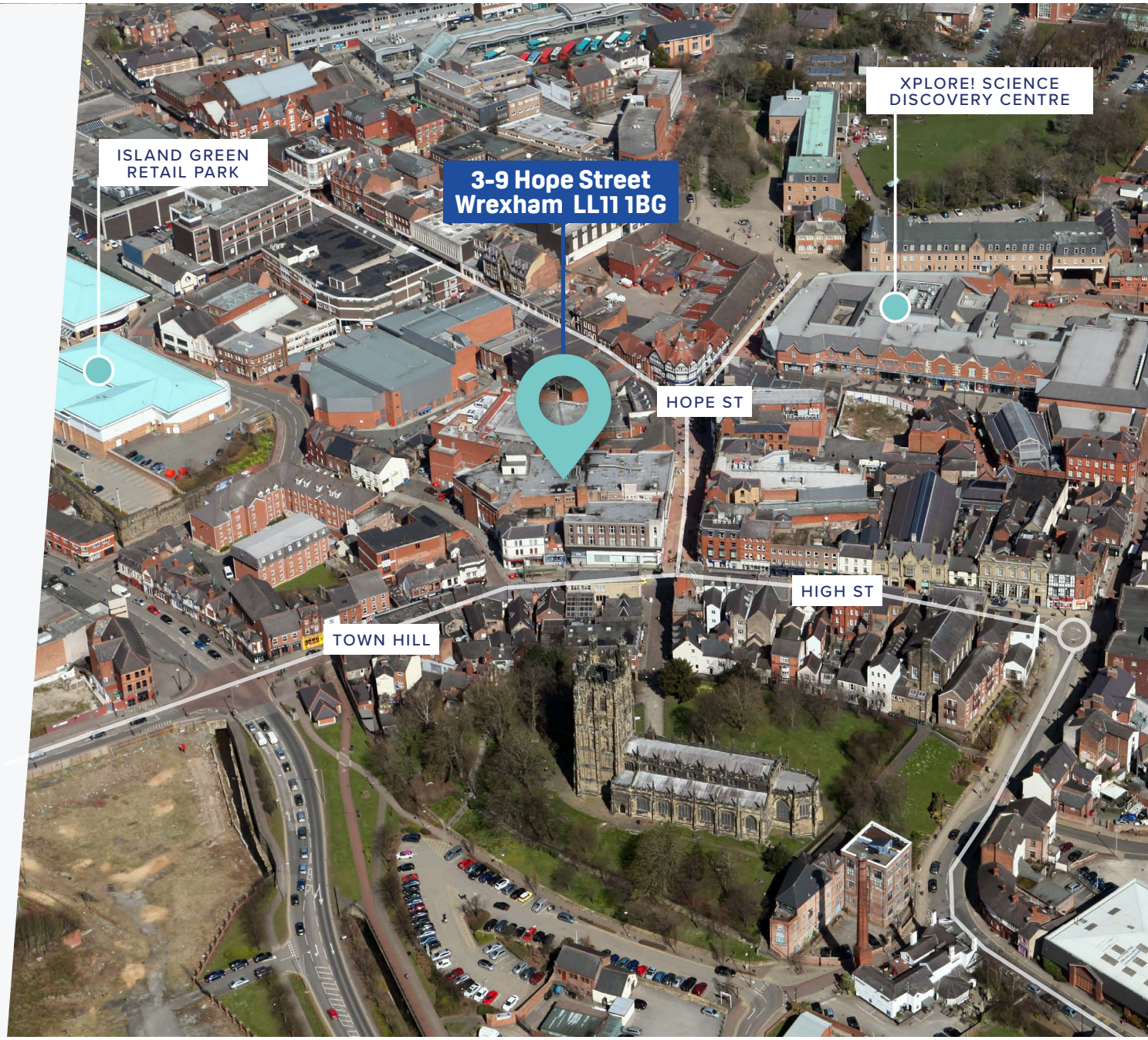
Liverpool John Lennon Airport is around 38 miles to the north and Manchester International Airport is 45 miles to the north-east.

Situation

Located in a prominent town centre position on the pedestrianised Hope Street, opposite WH Smith and Bodycare.

Other occupiers in the immediate vicinity include The Perfume Shop, Greggs, Barclays Bank, EE, BetFred and Card Factory.

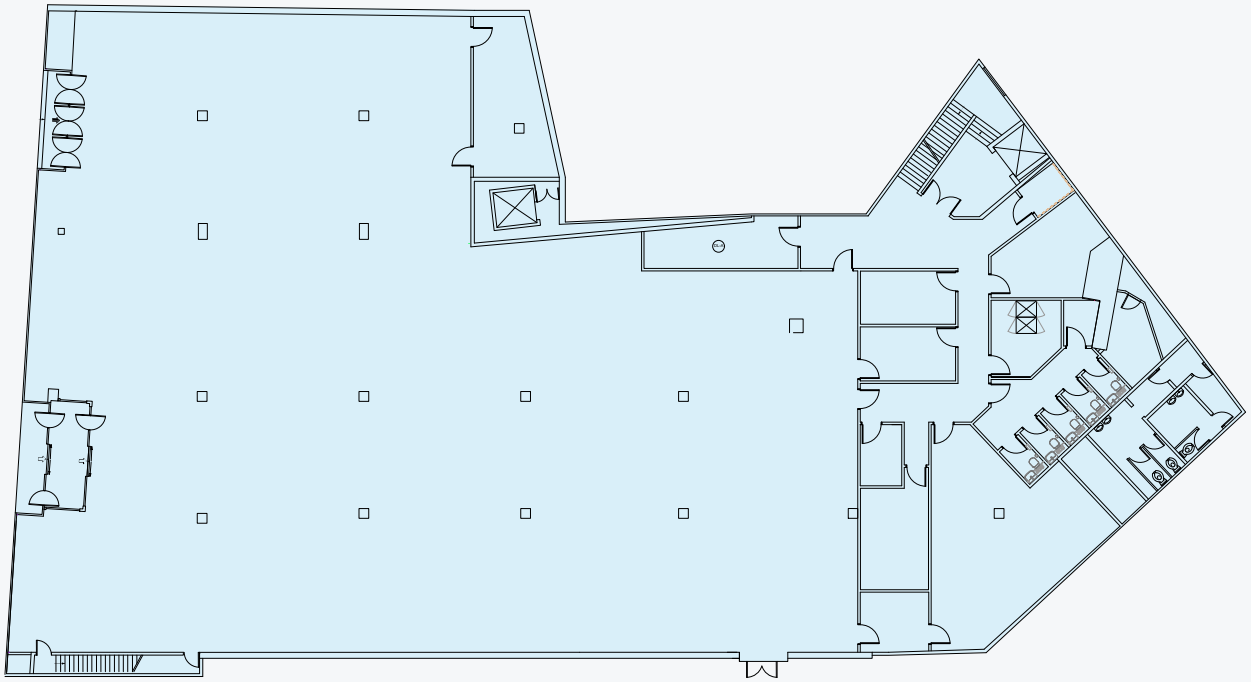
Prominent town centre position



3-9 Hope Street
Wrexham LL11 1BG
HOPE STREET
PRIORY STREET / STRYT Y PRIORDY
QUEEN STREET
HENBLAS STREET
CHESTER STREET
BANK STREET
HIGH STREET
TOWN HILL
ABBOT STREET
VICARAGE HILL
CHURCH STREET
CHARLES STREET
BRYNYFFYNNON
MENCAP
WARREN JAMES
THE EXCHANGE
SPORTS DIRECT
WREXHAM THEORY TEST CENTRE
YELLOW & BLUE
REFURBS
XPLORE! MUSEUM
EMZCAKES
ANDREW LAWRENCE
TALKING TEETH
GEMINI BLINDS
LEVANT KITCHEN & BAR
WREXHAM INK
CHESTER STREET VETERINARY SURGERY
KRISTINAS CAFE
STUDIO 1
SYDS MALE
GEEK CABIN
MARTIN REES
ZABKA
WAREHOUSE
BARTLETTS SOLICITORS
GLOW BEAUTY
NEW WAVE
LEGALBASE
CHOP PERZ
ELEMENTS THE MASSAGE
GAM OGAM
MEMORIES & SCENTS
WYNNSTAY ARMS
RAGAZZI CLOTHING
CICI NAIL BAR
KTM
GECKOS
SMOKE SHED
BETFRED
VESTITO CLOTHING
UNDER REDEVELOPMENT
GOLDILOCKS COTTAGE
I.MATTERS EYECARE
GENERAL MARKET
PUBLIC CONVENIENCE
MR KEYS & COBBLERS
BARBERS
MR B'S
FRESH FADES
ADMIRAL CASINO
BERESFORD ADAMS
BARCLAYS
RAW INK STUDIO
GREGGS
BEAUTY BOX
4TH PLANET GAMES
ALECTRONICS
P W HALE
SAKURA
WALES AIR AMBULANCE CHARITY SHOP
THE LONG PULL
SURE TO PLEASE TAILORS
BUTCHERS MARKET
WHSMITH
BODYCARE
CAROLINE'S VIENNOISE
CENTRAL ARCADE
REJOYCE MASSAGE
ABODE ABOVE
CENTRAL COMPUTERS
THE HAIR BOUTIQUE
THE GOLDEN LION
THE BEACH SALON
LADBROKES
SALON XCEL
WREXHAM OFF LICENCE
HALIFAX
HUGHES & C
CHEVRON
REID & ROBERTS
FRANKIES
HIGH STREET FEEDER
ST VINCENT'S
CEX
MOBILE XPERTS
TOWN HILL MARKET
PIZZA PALACE
SIZZLE
CHAR-COAL GRILL
HOPE STREET CHURCH
DEXTERITY
CENTRAL KEBAB & BURGER HOUSE
SPEEDIE CARS
CROSS FOXES
OLD SWAN BEWERY
PENNY BLACK
PIZZANO
KARAOKE BAR
GOZDE HAIR DRESSING
OFF THE CUFF
SWEET LIFE
NEW YORK
MOBAY SHOP
NEFI'S CAFE
MINI MARKET & CO
MUZZY'S BARBERS
IRONWORKS
OLD NO 7
ONE TO FIVE
CHEQUERS
LISBON TAPAS
BANK WINE BAR & BISTRO
CARNIVORE STEAKHOUSE
JOULE'S ROYAL OAK
DOLLED UP BEAUTY
SAMMY'S MILKSHAKES
BOSS BROWS
CIUSZEK
WREXHAM CWTCH
DWGS
VACANT
ENT
STORE
OFFICE
WAREHOUSE
KASPA'S DESSERTS
WED2B
THE PRIORY CAFE
PRIORY CENTRE
THE HORSE & JOCKEY
VISION EXPRESS
NEW LOOK
HOLLAND & BARRETT
PURE IMAGE
EE
THE E-CIG & CBD STORE
SAVERS
CARD FACTORY
WARREN JAMES
VODAFONE
BOOTS OPTICIANS
POUND BAKERY
CLAIRE'S
HINNAH NAILS & SPA
CARD EXPRESS
O2
NEWCIS
SENSE
NIGHTINGALES
SANTANDER
BONMARCHE
ONE BELL

16,056 sq ft open plan ground floor sales area

Accommodation



DESCRIPTION	SQ FT	SQ M
GROUND	16,056	1,491.60
FIRST	12,997	1,207.42
BASEMENT	4,152	385.72
SUB-BASEMENT	1,204	1,11.85
TOTAL GIA	**34,409**	**3,196.60**

Ground Floor
16,056 Sq Ft (1491.60 Sq M)

Recently refurbished to a high standard

Terms

RENT
Upon application.

VAT
Unless otherwise stated, all prices/ rents are quoted exclusive of VAT.

EPC
Energy Performance Asset Rating C.

TENURE
The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

LEGAL COSTS
Each party to be responsible for their own legal and professional costs incurred in this transaction.

BUSINESS RATES
The premises currently has a rateable value of £149,000.

For further details visit gov.uk or contact the business rates department at the local authority.

Get in touch

Viewing strictly through the letting agents:

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