

**PROVISIONAL DETAILS – AVAILABLE LATE SUMMER 2021**

**(following refurbishment)**

**HIGHLY PROMINENT PRIME CORNER UNIT  
HIGH STREET – HOPE STREET JUNCTION**



**1-2 HIGH STREET**

**WREXHAM**

**LL13 8LH**

**COURTS DEVELOPMENTS**

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## LOCATION

Wrexham, the leading commercial and retailing center of North Wales, located approximately 12 miles south of Chester and 25 miles north-west of Shrewsbury. This property sits in an unrivalled central location on the corner of Hope Street and High Street, in the heart of Wrexham town center.

## NEARBY OCCUPIERS

The site is adjacent to the Cancer Research Charity Shop and Chatwins Baker & Cafe, other occupants on Hope Street include WHSmith, Barclays Bank, Café Nero, Greggs, and Walton's Jewelers. Occupiers on High Street include a range of bars and restaurants.

## PROPERTY

The Property comprises a double fronted retail/commercial unit, with a return frontage to Hope Street and High Street.

The property is to be refurbished to provide 6 separately accessed apartments on the first, second, and third floors, which will leave this corner property available to let as a lock-up-shop unit.

## ACCOMMODATION

On completion of internal alterations, the property will comprise a largely clear ground floor area and the ability for al-fresco trading to the front.

The GIAs are anticipated to be approximately: -

Ground Floor    756 sq ft    70.23 sq m

## PLANNING

The property sits in Wrexham regeneration zone and has consent for A3 use.

## LEASE

The premises will be available by way of a new effective FR&I Lease, for a term to be agreed.

## RENT

Rent: **On Application**

## RATES

To be reassessed upon occupation and conversion.

## COSTS

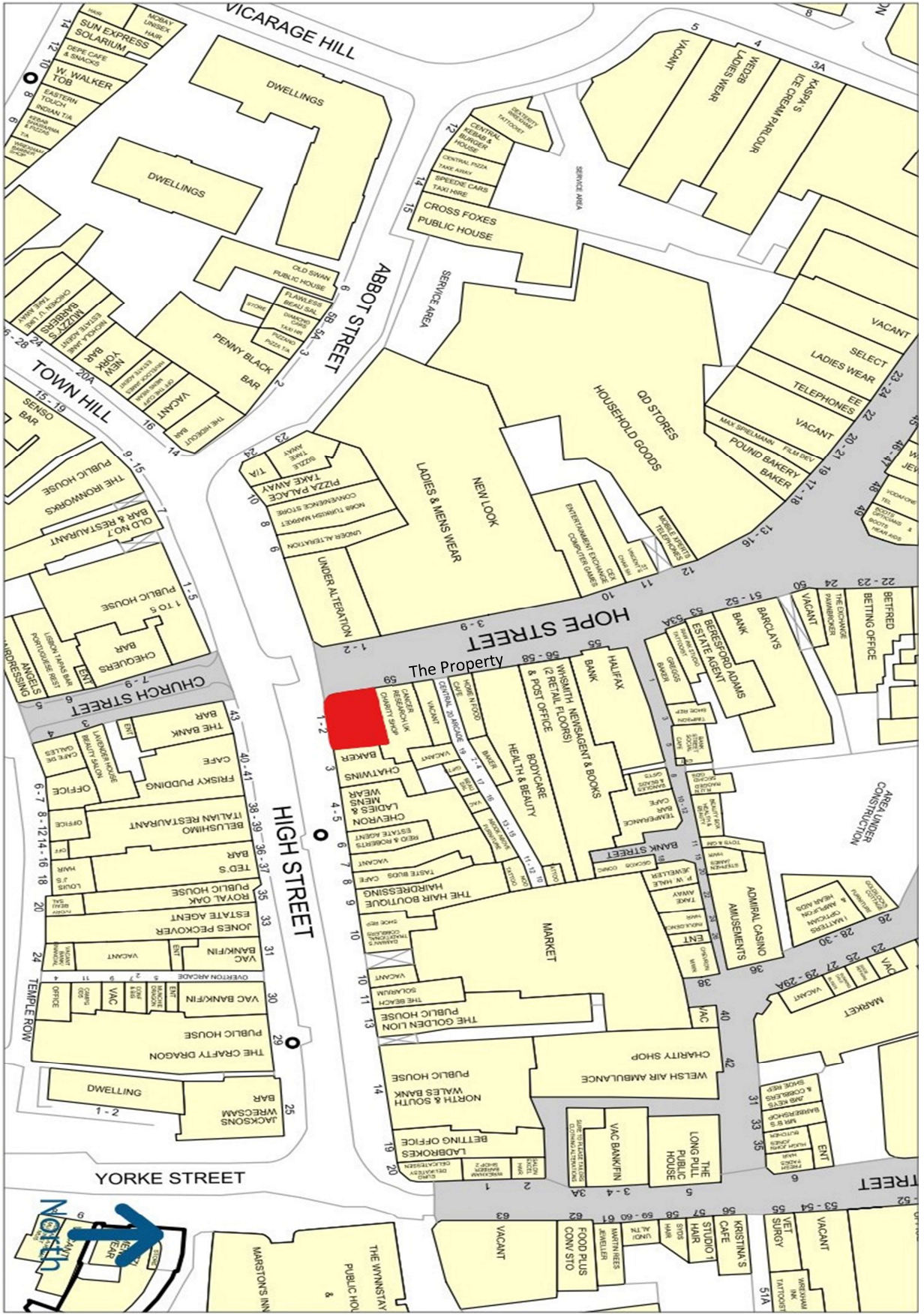
Each party to be responsible for their own legal costs.

## VAT

Prices, outgoings, and rentals are exclusive of, but may be liable to VAT.

## EPC

An updated EPC will be provided on completion of the works.



Experian Goad Plan Created: 13/05/2021  
Created By: Kerney Moore