



3-9 Hope Street, Wrexham, LL11 1BG

Town centre retail space in Wrexham

Tenure	To Let
Available Size	16,056 sq ft / 1,491.65 sq m
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- > Prime Retail, Office and Storage Space
- > Excellent location

Description

The property comprises a substantial building of traditional brick construction which provides a large open plan sales area on ground floor which has been fitted out to a high standard by the tenant to their usual corporate image. The property benefits from a service yard to the rear via Abbot Street.

The property occupies a prime retailing position on the pedestrianised Hope Street, near its junction with High Street, within the very heart of Wrexham town centre. Pedestrian footfall in the vicinity of the property is high, being the principal retailing pitch. National high street retailers in close proximity to the property include WHSmith, Ernest Jones, Boots, Halifax, Greggs, O2, EE and Holland & Barrett. The Eagles Meadow Shopping Centre is a short distance to the east. The centre benefits from occupiers including Debenhams, Marks & Spencer, Next, H&M and Topshop, plus an Odeon cinema and a 970 space car park.

Location

Wrexham is the largest town in North Wales, situated between the Welsh mountains and the lower Dee Valley alongside the border with England. It is the administrative, commercial and retail centre for the region. Wrexham is located approximately 86 km (53 miles) south-west of Manchester, 50 km (31 miles) north of Shrewsbury and 21 km (13 miles) south of Chester. The town benefits from good road communications with the A55 being 14 km (9 miles) to the north, which in turn links with the M53 and M56 Motorways. The A483 also serves the town and provides access to Shrewsbury and the M54 Motorway to the south. The M6 Motorway is approximately 48 km (30 miles) to the east, accessed via the A534.

The town is connected to the national railway network with a fastest journey time to London Euston of 2 hours 24 minutes. There are also regular services to Chester with a 15 minute journey time. Liverpool John Lennon Airport is approximately 61 km (38 miles) to the north and Manchester International Airport is some 72 km (45 miles) to the north-east.

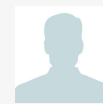
Accommodation

The accommodation comprises of the following

sq ft	Rent
16,056	-



Viewing & Further Information



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