

# WREXHAM LL11 1BE

## 58 HOPE STREET

### PRIME SHOP TO LET



6 Duke Street  
Marylebone  
London W1U 3EN

#### LOCATION

The premises are located within the busy pedestrianised section of Hope Street close to it's junction with High Street. Multiple occupiers adjacent and nearby include **TG Jones**, **Halifax**, **Greggs**, **CEX**, **Boots Opticians** and **Sports Direct**.

An extract from the street plan is attached upon which the property has been highlighted.

#### ACCOMMODATION

Arranged on ground and first floors and comprising the following approximate dimensions and floor areas:

Gross Frontage	27' 0"	8.26 m
Internal Width	25' 4"	7.7 m
Shop Depth	117' 1"	35.7 m
Ground Floor Sales	2,499 sq ft	232 sq m
First Floor Ancillary	1,408 sq ft	131 sq m

#### LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at five yearly intervals. Rental offers are sought in the region of **£25,000 per annum** exclusive of rates & VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



#### EPC

An EPC has been commissioned and will be available on request.

#### RATES

We have been advised that the premises have been assessed for rating purposes as follows:

Rateable Value	£33,750
Small Business Multiplier	49.9p
Rates Payable (2025/26)	£16,841.25

Interested parties should make their own enquiries to verify this information.

#### VIEWING

For further information or arrangement to inspect, please contact the sole agent:

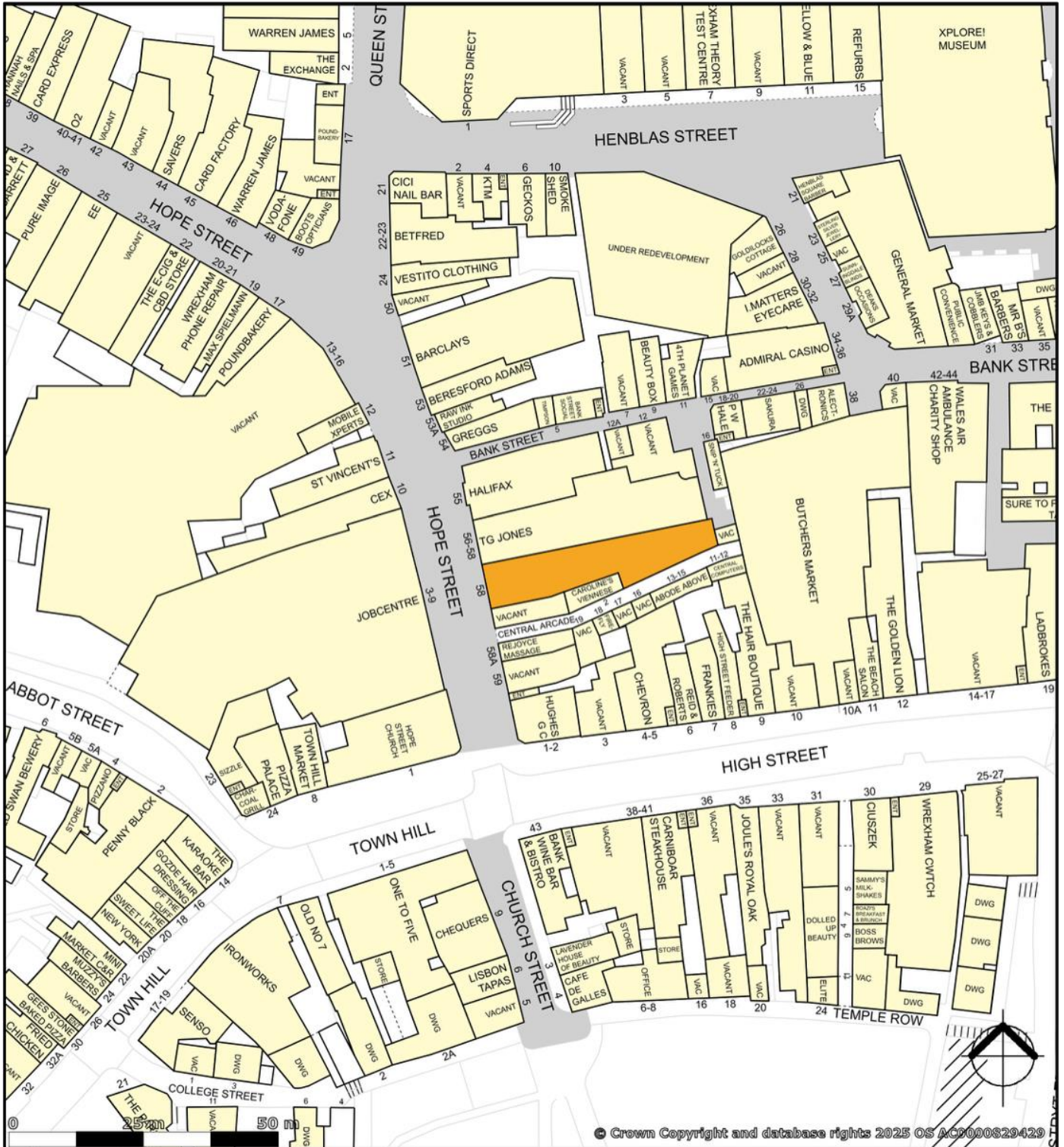
Tim Hance

020 7908 7031

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**SUBJECT TO CONTRACT**

020 7499 5399 / [hrhretail.com](http://hrhretail.com)



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Plotted Scale - 1:1,000

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