

WREXHAM

37 HOPE STREET

TO LET

Location

Wrexham is the largest town and administrative centre of North Wales. The town benefits from significant retail and commercial offerings and is home to Wrexham University and the world famous Wrexham Football Club.

The property is located on the pedestrianised Hope Street within the centre of Wrexham. Nearby adjacent multiple retailers include **02, Holland & Barratt, Clogau, Peacocks** and **Card Factory**. The property is also close to **Chapter Court** a development that houses startups, boutiques and small independent traders.

Accommodation

The property is arranged on ground and first floor, with the following approximate areas:

Ground Floor	721 sq ft	67 sq m
First Floor Ancillary	419 sq ft	39 sq m

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

£22,500 per annum exclusive.

EPC

The Energy Performance asset rating is Band C 55.



VAT

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

Business Rates

Rateable Value (April 2026) - £13,750

Interested parties are advised to make their own enquires to Wrexham Council on 01978 292000.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

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

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through
Llyr Emanuel of Emanuel Oliver
07795 348079
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