Celt Rowlands & Co. CHARTERED SURVEYORS

www.celtrowlands.com

3 Halkyn Street, Holywell CH8 7TX 82 Willow Street, Oswestry SY11 1AL



FOR SALE

63-67 HIGH STREET, HOLYWELL, FLINTSHIRE, NORTH WALES CH8 7TF.

- Prime location investment, let to three tenants, two of the tenants being Boots UK Ltd. and Flintshire Council and with one shop vacant.
- Substantial part let, with potential to produce region £37,400 p.a. rental.

- Of interest to investors or part owner occupiers
- Contact Oswestry Office
 01691 659659
 oswestry@celtrowlands.com



LOCATION

Holywell is set overlooking the Dee Estuary, approx. 16 miles North West of Chester, with excellent road access along the A55 linking Bangor to Chester and thereafter the national motorway networks. This block of property is situated in the best prime retailing pitch in High Street, close to Peacocks, the Post Office, and Santander.

After a long period of time when the High Street was pedestrianised, within the last twelve months, vehicular traffic has been reintroduced together with street parking. We understand that retailers within the town have experienced an uplift in trade as a result.

DESCRIPTION OF INVESTMENT

This comprises two main shops, an apartment and part of a shoppers car park situated to the rear, described in more detail in the attached schedule. Two of the main tenants are Boots UK Ltd. and Flintshire County Council (who operate the car park), need little explanation, although interested parties can note that Boots UK Ltd for 2020 had a net worth of £446,000,000. This is understood to be a particularly profitable and high turnover branch operating as a standard pharmacy with prescriptions.. The tenant undertook a major refit in 2009.

Flintshire County Council have operated the shoppers car park for a number of decades and they have not been approached for lease renewal, although they hold over.

PRICING

For this freehold investment block in Holywell. a price of £355,000 is asked.

VAT

Please note that VAT may be applicable to this property.

VALUATION OFFICE ASSESSMENTS

We understand from verbal enquiries with the Local Authority (Flintshire County Council – 01352 704848).

63 High Street: RV £9,200 63A High Street: Council Tax Band B 65/67 High Street:- RV £15,750, Car Park at Rear of High Street:- N/A

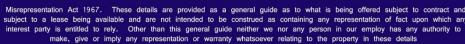
VIEWING

Strictly by appointment through the agents Celt Rowlands & Co. on Tel: 01691 659659.

EPC

The whole of 63-67 High Street has an EPC rating of 'C'.



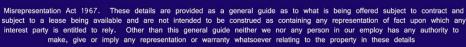








Plotted Scale - 1:300000. Paper Size - A4











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ANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details





Address	Accommodation	Tenants and Leases	Rents Excl. P.A.
63 High Street	Ground floor shop and rear garage	Vacant - To Let	Asking rent £13,500
	Front Internal Width 4.17 m / 13'7"		
	Net Sales 81.22 m.sq. / 874 sq.ft.		
	ITZA 44.43 m.sq. / 478 sq.ft.		
63A High Street	First and second floor spacious flat, comprising sitting	Vacant – To Let	Asking £5,400 p.a.
	room, fitted breakfast kitchen, two bedrooms,		
	bathroom with w.c.		
65/67 High Street	Shop premises and rear garage	Boots UK Ltd., T/A Boots The Chemist	£15,000
	Ground	5 Year full repairing and insuring lease,	
	Front Internal Width 9.5 m / 31'3"	subject to a schedule of condition from 1	
	Shop Depth 13.25 m / 43'6"	October 2020 with tenants option to	
	Net Sales 111.6 m.sq. / 1,201 sq.ft.	break on 1 October 2023	
	ITZA 81.85 m.sq. / 881 sq.ft.		
	First		
	Storage, Office and Kitchenette 31.4 m.sq. / 338 sq.ft.		
Bevan's Yard Car Park, Rear	Part shopper car park, laid to tarmacadam with 11	Flintshire County Council hold over under	£3,500
of 65/67 High Street	standard and 6 disabled spaces.	lease originally for 5 years from 29 th	
		September 2008.	
	Please note that prior to the development of the car	Covenants: Repairing – to keep area well	
	park, the vendors had plans drawn up for 4No. 2	drained and adequately surfaced in good	
	bedroom cottages which fitted on the part for sale	condition.	
	alone.	User – Only car park	
		Potential Total Annual Gross Rent	£37,400 p.a.