



TO LET

38 HIGH STREET, HOLYWELL, FLINTSHIRE. CH8 7LF

- Pedestrianised high street to be transformed back to vehicle flow with parking along length of street, by County Council, commencing May/June 2018.
- Long established business which could be acquired as an option, otherwise vacant possession.
- Premises with sales area of 588 sq.ft./46.47 m.sq. sales and storage of approximately 300 sq.ft.
- **VIEWING: Contact Oswestry Office: 01691 659659.**
oswestry@celtrowlands.com

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Holywell (approximate population of 9,000) is a main retailing town within Flintshire with Tesco and Lidl supermarkets, a range of multiple retailers including Boots, Peacocks, the Post Office, Santander.

These premises are situated at the more busy intersection of High Street and Tower Gardens, with prominent frontage.

Flintshire Council now have the initiative of bringing back vehicle traffic flow into the High Street at Holywell, the removal of which many years ago was widely regarded as detrimental to the town. There are now positive expectations that this will substantially enhance trade and there are approximately 28 car parking spaces distributed along High Street in addition to the various public car parks linking through to the street long established.

DESCRIPTION

A ground floor lock up shop with the following accommodation:-

Front Internal Width 12'6"/ 3.85 m
Shop Depth 48'9"/14.82 m
Ground Sales Area 588 sq.ft.

Storage 300 sq.ft.

WC

Total Ground Floor Commercial Area
Approximately _____
888 sq.ft.

RENT AND LEASE TERMS

The premises are offered to let at a rent of £9,750 p.a., on effectively a full repairing and insuring basis by way of a service charge. The ingoing tenant is asked to be responsible for the landlord's reasonable legal costs in connection with the granting of the lease, although this aspect is of course negotiable.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2017 is £7,100. Interested parties should contact the Local Authority (Flintshire County Council – 01352 704848 to establish the current rates payable, **as we believe concessions may apply.**

EPC

Rating 'C'.



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