



## FOR SALE BY AUCTION – 7<sup>TH</sup> DECEMBER 2017 5-7 HIGH STREET, HOLYWELL, FLINTSHIRE. CH8 7TD

\* A town centre pedestrianised location,  
in main Flintshire town.

\* 1,496 sq.ft. sales plus upper floor  
storage and rear servicing.

\* VIEWING: Contact Oswestry Office  
01691 659659

[oswestry@celtrowlands.co.uk](mailto:oswestry@celtrowlands.co.uk)

## 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, Barclays Bank, Santander.

These premises are situated in the pedestrianised section of High Street.

## DESCRIPTION

A retail building with ground floor sales, upper floor storage and rear vehicular servicing.

Front internal width	10.03m
Shop depth	20.00m
Ground floor sales	139.03 m.sq./1496 sq.ft.
Upper floor storage	243.08 m.sq./2616 sq.ft.

## AUCTION INFORMATION

To be sold by auction on Thursday 7th December 2017 at Bangor City Football Club, Holyhead Road, Bangor, Gwynedd, LL57 2HQ. Registration opens from 4.30pm and the auction starts at 5.30pm. There is a Buyers Administration Charge: £594.00 incl VAT and a Buyers Premium: £900.00 incl VAT payable. A 10% deposit of the agreed sale price will be taken at the auction with a minimum of £3,000 - Only Cheques and Debit/Credit Cards acceptable. All bidders are required to provide proof of identification and proof of address at the point of registration any bidder without the correct documentation will be unable to bid in the auction room.

## GUIDE PRICE DISCLAIMER

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## Solicitors

Pritchard Jones Lane, 34 The Square, Caernarfon, Gwynedd, Tel: 01248 355852

## Additional Fees

Administration Charge - Purchasers will be required to pay an administration fee of £594 inc VAT. Buyers Premiums are also payable please see the Auctioneers Note on each lot for more information.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Flintshire County Council – 01352 704848) that the following rates apply for 2016/17. The properties are currently assessed as a whole. Rateable Value £14,750. Payable £7,109.50 p.a. Interested parties should verify this information for themselves.

## EPC

An EPC has been commissioned and will be available shortly.

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