



FOR SALE

61 HIGH STREET, HOLYWELL, FLINTSHIRE. CH8 7TF

- Excellent position between Boots the Chemist and Peacocks, in improving town which is having on street parking reintroduced and a number of other initiatives taking place.
- Good sized retail area of 823 sq.ft./76.50 m.sq. with rear parking and attractive independent two bedroom apartment.
- **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 and immediate catchment, 24,000) is a main retailing town within Flintshire with Tesco and Lidl supermarkets, a range of national names including Boots, Peacocks, the Post Office, Santander, Iceland, Home Bargains and Spar.

Holywell is fighting back and winning! The town appears to be entering a new period of growth and revival, thanks to the renaissance in thinking of Flintshire Council, Holywell Town Council and The Chamber of Commerce and others – All active organisations. There are many new initiatives to name a few:-

- Reintroduction of traffic back to the pedestrianised High Street and with 28 on street car parking spaces, together with stronger links to the existing surface car parks, currently being trialled, and with confidence boosted as a result.
- Introduction of digital card payments to the majority of town businesses in early 2018, to counteract the effects of internet shopping, as reported in the New York Times - 18th Mat 2018.
- Moves to open a railway station only just over a mile from the town on the coastal line at Greenfield.
- Planned redevelopment/improvement of the town's bus station.

DESCRIPTION

Ground Floor Shop

Front Internal Width	4.61m / 15'2"
Shop Depth Potentially	17.54m / 57'7"

Ground Floor Sales/Commercial	76.50 m.sq. / 823 sq.ft.
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Mainly all sales, refitted in the last few years, but with the rear section given over to stud partitioned office and staff kitchen.

WC with wash basin	-
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Rear storage area with rear access to servicing and parking yardage.

Internal area approximately	22.26 m.sq. / 240 sq.ft.
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Total Net Internal Floor Area of All Commercial Space	98.76 m.sq. / 1,063 sq.ft.
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Independent Apartment – First and Second Floors

Well maintained apartment with central heating and double glazing.

External access via High Street, staircase to the **First Floor Landing**, roof access, doors to:-

Kitchen (3.60m x 2.10m) Vinyl flooring, fully tiled walls, inset ceiling lights, single drainer sink unit, built in oven, hob, extractor fan, range of fitted units with work surfaces, plumbing for dishwasher and washing machine.

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Dining Room (3.65m x 3.44m) Fitted fireplace with Dimplex fire.

Sitting Room (3.71m x 3.52m and 1.33m x 1.00m) Corner fireplace with Dimplex fire in surround.



Stairs rise off of the **First Floor Landing** to the **Second Floor**, doors to:-

Full Tiled Bathroom (2.087m x 2.49m) Wash hand basin, WC and shower.

Bedroom One (4.52m x 3.69m) Built-in wardrobe and shelving.

Bedroom Two (3.63m x 2.537m) Built in wardrobe and shelving.

Outside

Parking to the rear for 4-5 vehicles.



FREEHOLD PRICE

A price in the region of £190,000 is asked for the freehold with vacant possession.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the estimated Rateable Value for 2018 is £7,700. 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: 'D' Rating.

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