



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.

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 £180,000 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.

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