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, block of property, including two shops and first floor apartment. One shop let to Boots Pharmacy Ltd., with notice given to break in October 2023.
- VIEWING: 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 two years, 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

Flintshire County Council have operated the shoppers car park specifically for disabled badged vehicles for a number of decades and they have not been approached for lease renewal, although they hold over. If this lease were ever to cease, it may be worth considering the develop0ment potential of the rear land, for a row of cottages or similar, subject to necessary permissions.

PRICING - On application to the agents.

VAT

We have been advised that the property is not elected for VAT.

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

Interested parties should satisfy themselves as to the current rates payable.

VIEWING

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

FPC

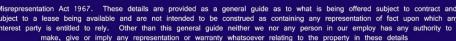
The whole of 63-67 High Street has an EPC rating of 'C' with the report valid to 21st September 2024.

No.63a has a rating of 'D'.













Promap
Ordnesce Survey Crown Copyright 2021. All rights reserved.
Licence number 100022432.
Plomed Scale - 1:300000. 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









Ordnance Survey Crown Copyright 2021. All rights reserved. Licence number 100022432.

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	Let to independent salon operator at a	£10,000 p.a.
	Front Internal Width 4.17 m / 13'7"	rent of £10,00 p.a., 5 year internal	
	Net Sales 81.22 m.sq. / 874 sq.ft.	repairing and insuring lease, tenant's	
	ITZA 44.43 m.sq. / 478 sq.ft.	option to terminate at 3 rd year.	
63A High Street	First and second floor spacious flat, comprising sitting	Vacant.	£7,200 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	Asking rent £18,000 p.a.
	Ground	(Boot have just served notice to break on	
	Front Internal Width 9.5 m / 31'3"	1 st October 2023. The property is not	
	Shop Depth 13.25 m / 43'6"	offered to let on the market	
	Net Sales 111.6 m.sq. / 1,201 sq.ft.		
	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 past owners 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	£38,700 p.a.