



## FOR SALE

**63-67 HIGH STREET, HOLYWELL, FLINTSHIRE, NORTH WALES CH8 7TF.**

- Prime location investment, let to three tenants, two of the tenants being Boots UK Ltd. and Flintshire Council and with one shop vacant.
- Substantial part let, with potential to produce region £37,400 p.a. rental.
- Of interest to investors or part owner occupiers
- Contact Oswestry Office  
01691 659659  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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## 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 twelve months, 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 OF INVESTMENT

This comprises two main shops, an apartment and part of a shoppers car park situated to the rear, described in more detail in the attached schedule. Two of the main tenants are Boots UK Ltd. and Flintshire County Council (who operate the car park), need little explanation, although interested parties can note that Boots UK Ltd for 2020 had a net worth of £446,000,000. This is understood to be a particularly profitable and high turnover branch operating as a standard pharmacy with prescriptions.. The tenant undertook a major refit in 2009.

Flintshire County Council have operated the shoppers car park for a number of decades and they have not been approached for lease renewal, although they hold over.

## PRICING

For this freehold investment block in Holywell. a price of £355,000 is asked.

## VAT

Please note that VAT may be applicable to this property.

## 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

## VIEWING

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

## EPC

The whole of 63-67 High Street has an EPC rating of 'C'.

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LANDMARK INFORMATION

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<b>Address</b>	<b>Accommodation</b>	<b>Tenants and Leases</b>	<b>Rents Excl. P.A.</b>
63 High Street	Ground floor shop and rear garage Front Internal Width 4.17 m / 13'7" Net Sales 81.22 m.sq. / 874 sq.ft. ITZA 44.43 m.sq. / 478 sq.ft.	Vacant - To Let	Asking rent £13,500
63A High Street	First and second floor spacious flat, comprising sitting room, fitted breakfast kitchen, two bedrooms, bathroom with w.c.	Vacant – To Let	Asking £5,400 p.a.
65/67 High Street	Shop premises and rear garage Ground Front Internal Width 9.5 m / 31'3" Shop Depth 13.25 m / 43'6" 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.	Boots UK Ltd., T/A Boots The Chemist 5 Year full repairing and insuring lease, subject to a schedule of condition from 1 October 2020 with tenants option to break on 1 October 2023	£15,000
Bevan's Yard Car Park, Rear of 65/67 High Street	Part shopper car park, laid to tarmac with 11 standard and 6 disabled spaces.  Please note that prior to the development of the car park, the vendors had plans drawn up for 4No. 2 bedroom cottages which fitted on the part for sale alone.	Flintshire County Council hold over under lease originally for 5 years from 29 <sup>th</sup> September 2008. Covenants: Repairing – to keep area well drained and adequately surfaced in good condition. User – Only car park	£3,500
		<b>Potential Total Annual Gross Rent</b>	<b>£37,400 p.a.</b>