



## 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](mailto: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 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 development 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.

## EPC

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

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



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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<br>Front Internal Width 4.17 m / 13'7"<br>Net Sales 81.22 m.sq. / 874 sq.ft.<br>ITZA 44.43 m.sq. / 478 sq.ft.  | Let to independent salon operator at a rent of £10,00 p.a., 5 year internal repairing and insuring lease, tenant's option to terminate at 3 <sup>rd</sup> year.   | £10,000 p.a.             |
| 63A High Street                                  | First and second floor spacious flat, comprising sitting room, fitted breakfast kitchen, two bedrooms, bathroom with w.c.  | Vacant.   | £7,200 p.a.              |
| 65/67 High Street                                | Shop premises and rear garage<br>Ground<br>Front Internal Width 9.5 m / 31'3"<br>Shop Depth 13.25 m / 43'6"<br>Net Sales 111.6 m.sq. / 1,201 sq.ft.<br>ITZA 81.85 m.sq. / 881 sq.ft.<br>First<br>Storage, Office and Kitchenette 31.4 m.sq. / 338 sq.ft. | Boots UK Ltd., T/A Boots The Chemist (Boots have just served notice to break on 1 <sup>st</sup> October 2023. The property is not offered to let on the market  | Asking rent £18,000 p.a. |
| 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.<br><br>Please note that prior to the development of the car park, the past owners 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.<br>Covenants: Repairing – to keep area well drained and adequately surfaced in good condition.<br>User – Only car park | £3,500                   |
|  |  | <b>Potential Total Annual Gross Rent</b>  | <b>£38,700 p.a.</b>      |
|  |  |   |                          |