



**FOR SALE – AUCTIONEERS’ SALE ROOMS,
ADMINISTRATIVE BASE AND WAREHOUSE
THE OLD CHAPEL, HOLYHEAD ROAD, FRONCYSYLLTE,
DENBIGHSHIRE. LL20 7RA**

- Auctioneers’ sales operation for sale as a whole, to include the premises, its computerised technical systems, and as required staff being available.
- Long established with large customer database, and with massive expansion potential.
- Sale due to retirement.
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

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

Froncysyllte is a village between the A483 Llanfyllin junction and Llangollen itself on the A5, being a busy main route to the Welsh Coast, Bala and Corwen. Chester being only 22 miles away, Shrewsbury 27 miles and Wrexham 12 miles distant.

These premises are highly convenient in the centre of the village, boldly fronting the main road. There are various areas for parking in the immediate vicinity, used by the customers. There are other businesses in the village such as café, public house, architectural antiques, hairdressers etc.

DESCRIPTION

The Auction Operation

The operation has been in existence for 15 years, and has built up a strong following, available to a buyer would be the technical systems necessary for selling, having a large presence on the internet, its computer system and its sale system linked to its web site. Interested parties will need to assess and satisfy themselves, but this would also involve a customer database, so we are advised, numbering around 3,000.

The operation which trades as Cooper Barrington LLP, could be acquired, or could be dovetailed into an existing business. In addition to the technical systems, there is a rostrum, display cabinets, tables and various items of furnishings and equipment.

The operation is extremely easy to run, with absolutely excellent staff who have worked hard at the premises now for many years, and are central to it. To include auctioneer, auctioneer's assistant, and as necessary porters.

In recent years, due to impending retirement, national and international sales have been undertaken every month with household auctions every three months. There is obvious capacity to double this activity, in the vendor's opinion. The business is not for sale as such, but it is there with the building and the set up. Sales are principally the full range of chattels, furnishings etc.

The Building

The property has the following accommodation, currently within what is clearly a former chapel on two levels. The building is not Listed.

Main Sale Room Fronting the Main A5

Main dimensions, 13.84m x 9.19m, to include additional space and entrance foyer, with a range of period features to include original chapel pulpit and fine Victorian panelling acting as rostrum, attractive beamed high ceiling, period windows.

128.41 m.sq. / 1382 sq.ft.



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

Adjoining display room for items of sale with its entrance foyer

Main dimensions, 7.44m x 8.33m 55.50 m.sq. / 597 sq.ft.

Customer canteen with sink, worksurface 11.05 m.sq. / 119 sq.ft.

Total net internal floor area approx. 194.96 m.sq. / 2098 sq.ft.



Rear Offices/Virtual Apartment

Because the slope of the ground slopes naturally and gradually from the front of the A5 to the rear of the property, this space at the rear is at ground level, and accessed internally via a staircase down from the rear ground floor, and with its own rear entrances. This comprises:

First circulation space of 3.15m x 2.63m, with understairs area, WC with wash basin off, tiled flooring.

Room Two/Office/Sitting Room, 2.97m x 4.33m.

Room Three/Office, 2.52m x 3.01m.

Bathroom, 3.03m x 1.56m with bath, wash basin and WC.

Room Four/Main Office/Larger Sitting Room which could create an additional bedroom, 9.08m x 3.13m, plus 3.84m x 0.94m.

Total floor area of office/potential apartment, 63.25 m.sq. / 681 sq.ft.
(Net internal approx.)

Basement/Warehousing/Workshop, which appears to be extremely useful and dry storage space, concrete floors, good ceiling height. Situated below the main sale room, divided into five useful rooms including a workshop, side service door access. Currently used for furniture storage and necessary refurbishments.

103.46 m.sq. / 1113.64 sq.ft.

Services

We believe mains water, electricity and drainage are connected. High speed internet access.

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

PLANNING AND STATUTORY REQUIREMENTS

Interested parties need to satisfy themselves as to all necessary planning and statutory permissions, and for any alterations they may wish to make.

Externally

There is a gravelled forecourt both to the front of the original main chapel and the side display room, and at the rear and side a space for amenity usage and for the parking of two cars.

TERMS OF OFFER/PRICE

Whilst there are clear alternative potential uses for this building, it is being marketed as an operating auction with all of the necessary technical support, and if required, the very good staff which come with it. Interested parties should enquire further to the selling agents as to price for this freehold ineptest as an auction house.

VAT

The property is not elected for VAT.

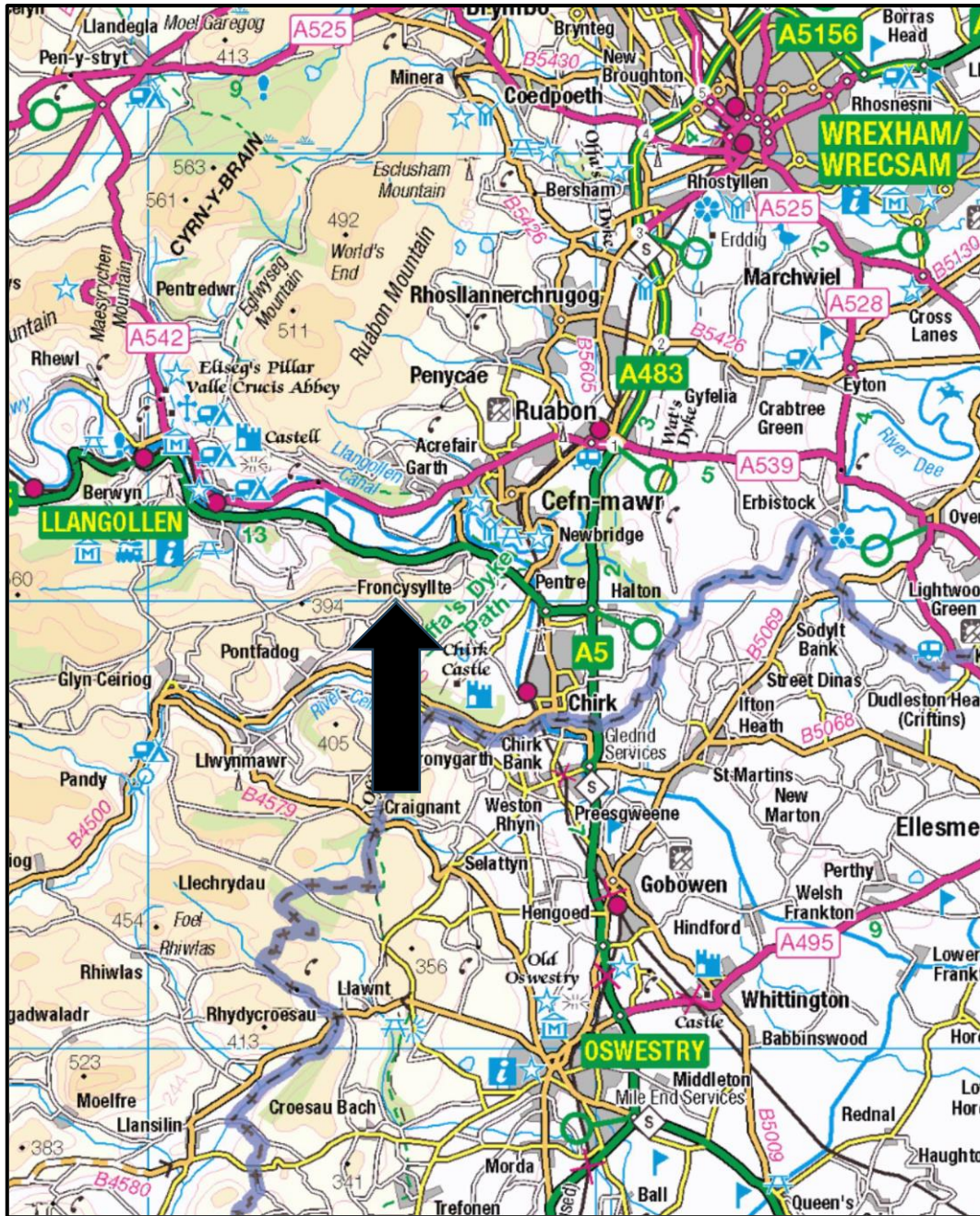
BUSINESS RATES

The building has a rateable value of £6,900, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING

An EPC had been commissioned.

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



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