



TO LET

63 HIGH STREET, HOLYWELL. CH8 7TF

- Holywell has improved from the reintroduction of vehicular traffic in the high street, with some on street parking.
- Adjoining Boots Pharmacy in the town's prime pitch.
- Lock up shop of 874 sq.ft. sales, rear vehicular access with garage/storage.
- **VIEWING:** Celt Rowlands & Co. 01691 659659.

LOCATION

Holywell (approximate population of 9,000 and immediate catchment, 24,000) is a main retailing town within Flintshire with Tesco and Lidl supermarkets, a range of national names including Boots, Peacocks, the Post Office, Santander, Iceland, Home Bargains and Spar.

Holywell is fighting back and winning! The town appears to be entering a new period of growth and revival, thanks to the renaissance in thinking of Flintshire Council, Holywell Town Council and The Chamber of Commerce and others – All active organisations. There are many new initiatives to name a few:-

- Reintroduction of traffic back to the pedestrianised High Street and with about 28 on street car parking spaces, together with stronger links to the existing surface car parks with confidence boosted as a result.
- Introduction of digital card payments to the majority of town businesses in early 2018, to counteract the effects of internet shopping, as reported in the New York Times - 18th March 2018.
- Moves to open a railway station only just over a mile from the town on the coastal line at Greenfield.
- Planned redevelopment/improvement of the town's bus station.

These premises are located in the town's prime pitch, close to Boots Pharmacy, Santander, the Post Office and Peacocks.

DESCRIPTION

A lock up shop premises with:-

Front internal width	13'7" / 4.17m
Net sales area	874 sq.ft. / 81.22 m.sq.

Rear storage, situated in garage attached to the rear, where there is vehicular access.

TERMS OF OFFER

The premises are offered to let at a rent in the region of £13,500 p.a., for a term of years to be agreed, with the ingoing tenant being asked to discharge the landlord's reasonable legal costs.

BUSINESS RATES

The building has a rateable value of £9,200, and interested parties should speak to the Local Council – Flintshire County Council on 01352 704848, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING

Rating 'C'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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