



TO LET

65-67 HIGH STREET, HOLYWELL, FLINTSHIRE, NORTH WALES CH8 7TF.

- Busiest, prime position in Holywell High Street, adjoining Santander, close to Peacocks and opposite the Post Office. Retail premises of approx. 1200 sq.ft. ground floor and approx. 338 sq.ft. first floor storage. A split of the existing space would be considered.
- Currently trading as Boots Pharmacy, with lease terminating on 1st October 2023.
- Suitable for a variety of trades. On-street parking and wide pavements.
- Contact Oswestry Office - 01691 659659. 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. Population of 10,000, 2011 Census, with a wider population of around 15,000 to include urban areas and substantial agricultural hinterland.

The town centre has been improved with the inclusion of traffic once again into the High Street, but the retention of wide pavements and on street parking.

DESCRIPTION

A ground and first floor building of modern construction, with a retail area which also spans into an older building with the ability to potentially split the accommodation into two, rear service yardage and rear garage also offered.

The accommodation is as follows:-

Front internal width	9.50m / 31'3"
Shop depth	12.25m / 43'6"
Net sales	111.60 m.sq. / 1,201 sq.ft.
First floor storage, to include office and kitchenette	31.40 m.sq. / 338 sq.ft.

RENT AND LEASE TERMS

Trent in application, and on new lease to be agreed, The ingoing tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

BUSINESS RATES

We understand from verbal enquiries with the Local Authority (Flintshire County Council – 01352 704848), that the current RV is £15,000.

EPC

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



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LANDMARK INFORMATION

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