



SITUATION

Located close to the junction with William Street and just yards from the Celtic Gateway Bridge, within the town centre, amongst such multiples as **Boots, The Cooperative Food Supermarket, Santander, Betfred** and a variety of independent traders.

Holyhead is the principal commercial centre of the Isle of Anglesey providing regular ferry services to Ireland, with good road access via A5 and the A55 North Wales Coastal Expressway, some 24 miles west of Bangor.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation** planned on lower ground floor and basement levels. In addition, the property benefits from rear access to a parking/bin storage area.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'1"
Internal Width	22'9"
Rear Width	17'0"
Shop Depth	65'5"
Built Depth	72'11"
Area	Approx 1,355 sq ft
Customer WCs	

Lower Ground Floor

Storage/Kitchen Area	Approx 1,200 sq ft
Staff WCs	

Basement

Area	Approx 170 sq ft (door to parking area)
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TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill (North Western) Limited (parent company William Hill Organization Limited (having approx. 2,300 branches) (T/O for Y/E 27/12/2016 £879m, Pre-Tax Profit £223.5m and Shareholders' Funds £134.3m)** for a term of 20 years from 11th November 2004 at a current rent of **£18,500 per annum** exclusive.

Rent Review November 2019

£18,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Memery Crystal
Tel: 020 7242 5905 Ref: D. O'Dwyer
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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page