



SITUATION

Located near to the junction with Victoria Place in a prominent position on the southern side of the High Street, adjacent to the **Post Office** and amongst other nearby multiple retailers such as **Boots, Santander, Iceland, William Hill** and **JD Weatherspoon**.

The market town of Holywell lies just off the A55 North Wales Coastal Expressway, approx. 18 miles from Chester and 14 miles from Rhyl.

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

In addition, the property includes side drive-in access from the High Street to a **Rear Car Park** for approx. **6 to 8 cars**.

VAT is NOT applicable to this Lot

FREEHOLD



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**£12,480 p.a. Plus
Vacant Car Park**

Vendor's Solicitors

Lanyon Bowdler

Tel: 01952 379 041 Ref: Praveen Chaudhari

Email: praveen.chaudhari@lblaw.co.uk

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 34'9" Built Depth 49'4" Area Approx. 1,350 sq ft ¹ WC	B. Singh Chouhan t/a BSC Retail and Wholesale Trading Group (Convenience Store & Wholesale Retailer)	7 years (less 5 days) from 5th November 2020	£12,480	FRI
First & Second Floors	2 Flats – Not inspected	Habitability Limited	125 years from 29th September 2005	Peppercorn	FRI

Rear Car Park

VACANT

Note: The car park may have development potential, subject to obtaining the necessary consents.

¹Not inspected by Barnett Ross. Area supplied by Vendor.

**Total:
£12,480 plus
Vacant Car Park**