

65-67 MARKET STREET HOLYHEAD, ANGLESEY, LL65 1UH



TO LET

- Prime retailing pitch
- Close to Co-Op
- Former Bank
- Incentives available

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Holyhead is located on Holy Island at the tip of Anglesey with excellent rail, road and ferry communications. The access by road is via the A55 Expressway, the rail has a regular service with direct services to London Euston and the ferry has regular sailings to Dublin and Belfast. The property is located on Market Street which is regarded as the prime retailing pitch within the town. The former Bank is in a good location close to a Co-Op convenience store.

DESCRIPTION

The property comprises a three store terrace building under a pitched slate roof, reflecting its former use as a Bank.

Internally there is a front sales area leading back to two offices at the rear. The first floor has two further offices, male and female w/c's. The basement has a kitchen, room safe and further office.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Ground floor	74.41	801
First floor	45.62	491
Basement	45.34	488
Total	179.01	1927

RENTAL

£9,500 pax

LEASE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £8,300.

Interested parties are advised to contact the Local Rating Authority, Isle of Anglesey, Business Rates Department.

EPC

The Energy Performance Asset Rating for this property is D-82 Rating.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW Oct 2020

Dan.wild@bacommercial.com

SUBJECT TO CONTRACT

Chester

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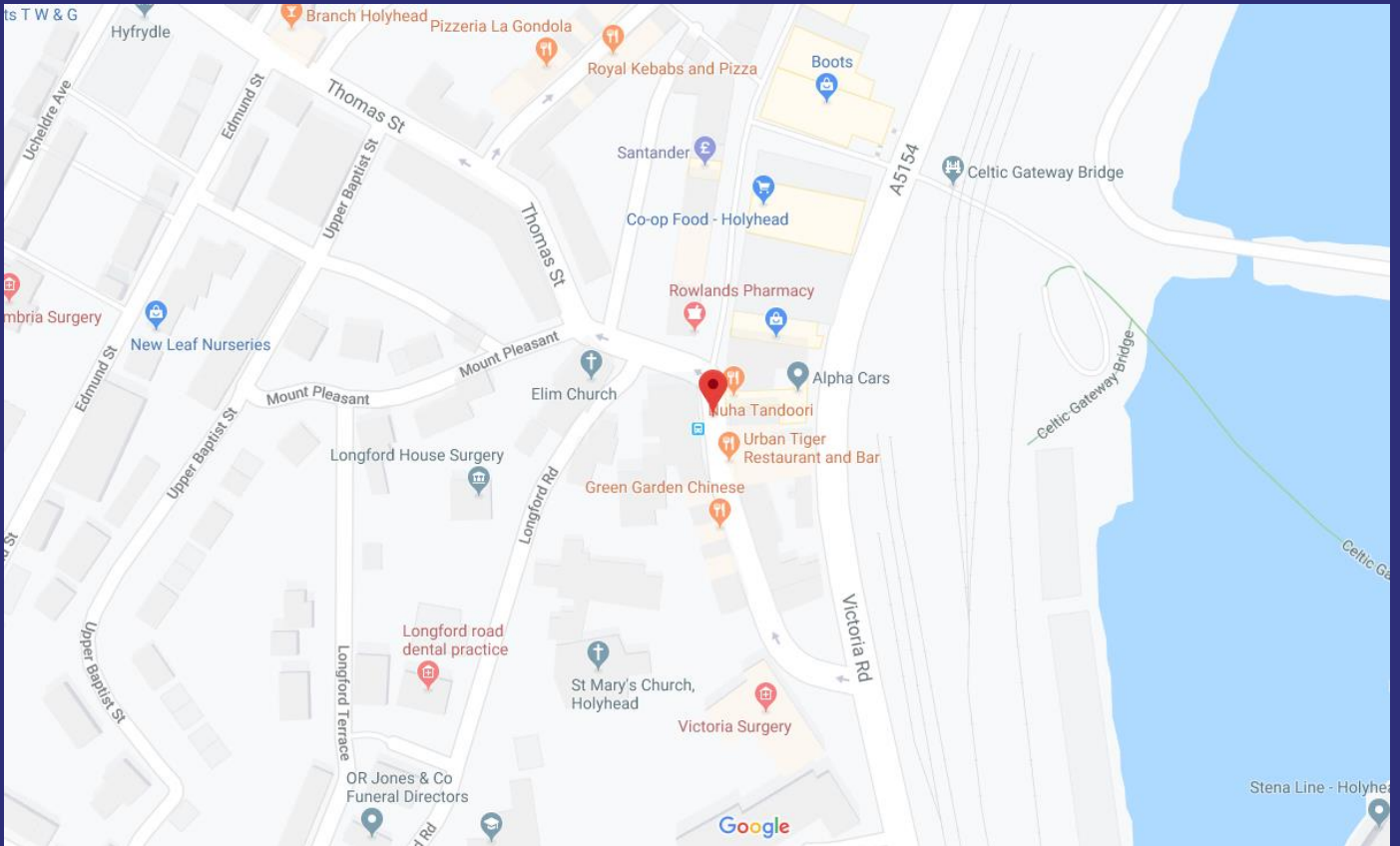
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