

Holywell - 48 High Street, Clwyd CH8 7LE  
Retail Shop to Rent / Business for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



# Holywell - 48 High Street, Clwyd CH8 7LE

## Retail Shop to Rent / Business for Sale



### Property Features:

- Comprises double fronted ground floor shop
- Currently trading as an established off-licence, with the opportunity to acquire the existing business, including all stock, fixtures, fittings
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on the south side of the pedestrianised High Street, with occupiers close by including Santander, SPAR, William Hill, Lidl, Home Bargains, Tesco Superstore and a range of local businesses.

### Property Description:

Comprises large ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 135 sq m (1,455 sq ft)

Open plan retail, storage, kitchen, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £288.46 per week (PCM: £1,250)

Deposit: £3,750 (3 Months)

Premium: £30,000 excl. stock

### Rateable Value:

Rateable Value - £16,000 p.a.

Rates Payable - £8,800 p.a.

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



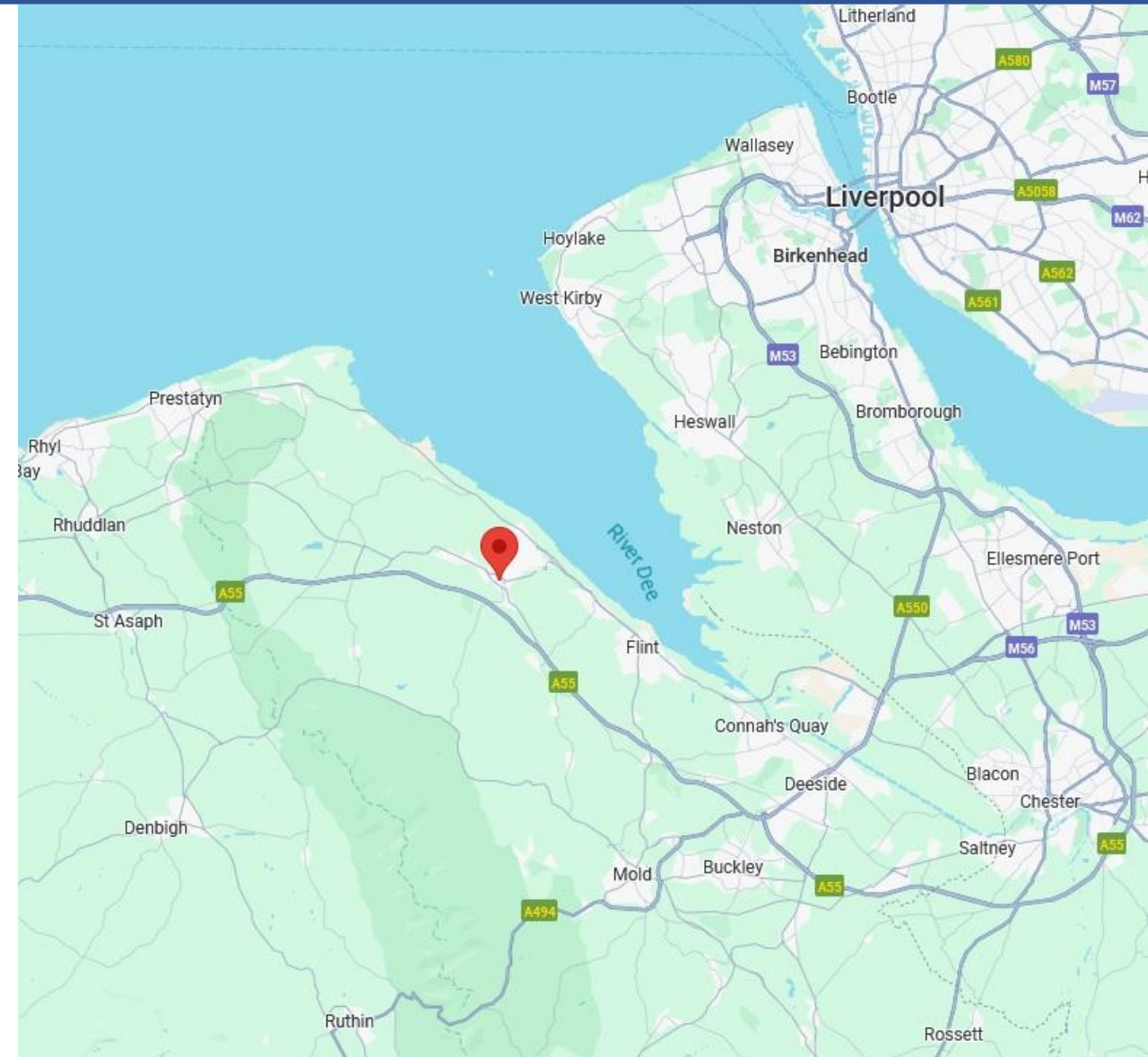
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### Location:

The attractive market town of Holywell is located on the Dee Estuary 16 miles north-west of Chester and 12 miles east of Rhyl. The town benefits from good road communications being on the A5026 and located adjacent to the A55 Expressway which links to the M53 (Junction 12) at Chester and in turn the M56 and M6 motorways. Flint Station is 3.75 miles to the east offering Avanti services to London Euston (journey 2 hr 23 mins), and Transport for Wales services to Manchester Airport, Holyhead, Birmingham and Cardiff Central. The property is situated on the south side of the pedestrianised High Street, with occupiers close by including Santander, SPAR, William Hill, Lidl, Home Bargains, Tesco Superstore and a range of local businesses.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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