



1 Bagillt Street, Holywell
Flintshire, North Wales, CH8 7TR

 **The
Commercial
Property Experts**

Holywell

An aerial photograph of the town of Holywell, showing a mix of residential houses, commercial buildings, and parking lots. A large, semi-transparent blue circular graphic is overlaid on the right side of the image, partially obscuring the town's details.

Start, Grow or Relocate Your Business in the Heart of Holywell





Location

Holywell is a well-established market town in Flintshire, serving not only the town itself but a wider catchment including Bagillt, Greenfield and Halkyn. The town provides a mix of independent retailers, national operators, cafés and everyday amenities, supporting consistent local footfall throughout the week. Holywell also benefits from excellent connectivity, with the A55 North Wales Expressway located nearby, providing direct access to Deeside, Chester and across North Wales. Nearby attractions, including St Winefride's Well and the North Wales coastline, further contribute to visitor activity in the area. Convenient parking is available within approximately 50 yards of the property, with a nearby pay-and-display car park offering low-cost parking. Payment can also be made via the PayByPhone app, providing a simple and flexible option for customers and staff.



Situation

The property occupies a central position on Bagillt Street, one of Holywell's established town centre locations.

The surrounding area comprises a mix of retail, service and food-based occupiers, supporting consistent local trade and day-to-day footfall.

The units benefit from prominent frontage onto the street, providing good visibility to passing pedestrians and local traffic.

Accommodation

The accommodation is arranged as two ground floor retail units:

Unit 1 (Larger Unit)

Approx. 45.4 sq m (488 sq ft)

- Main retail / entrance area
- Rear kitchen and W.C.
- Additional storage space
- Character layout with strong frontage

Unit 2 (Smaller Unit)

Approx. 28.4 sq m (306 sq ft)

- Front retail / entrance area
- Separate rear room
- Kitchen area and W.C.
- Efficient and functional layout

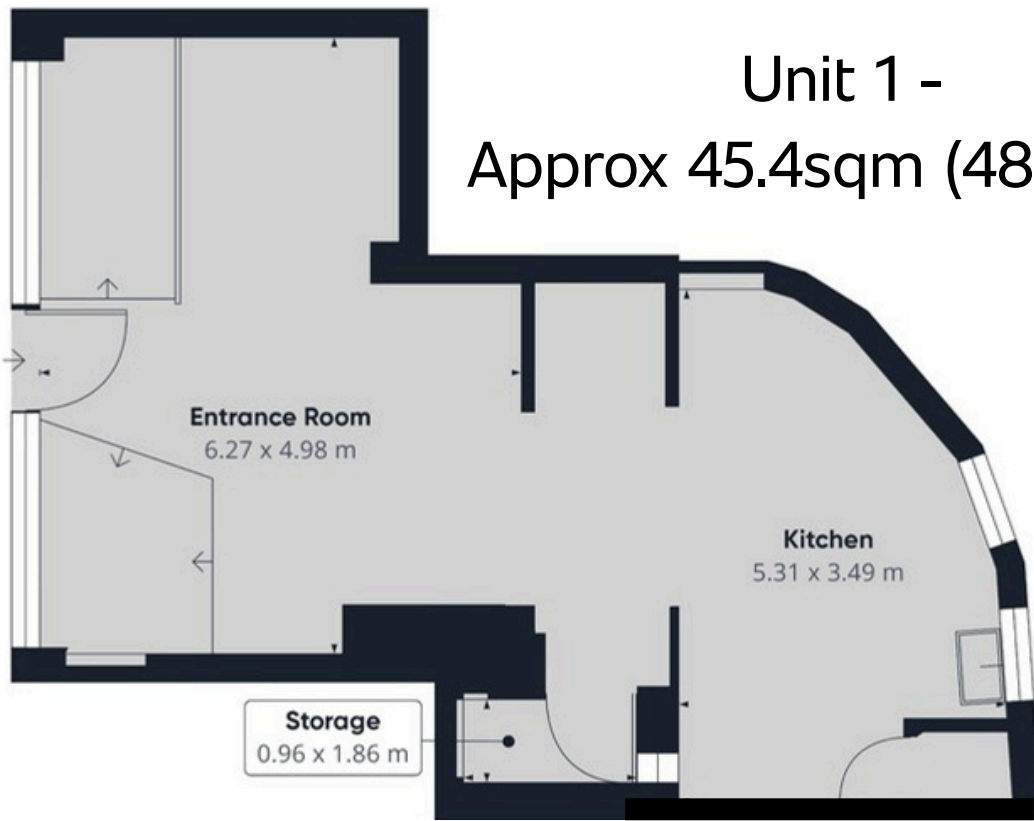


Unit 1



Unit 2

Unit 1 -
Approx 45.4sqm (488sqft)



Unit 2 -
Approx 28.4sqm (305sqft)





1 Bagillt Street

Lidl

Bus
Stop

Car Park

Tesco

The Opportunity

The property has been split to create two self-contained retail units, offering flexibility for a range of businesses.

The larger unit provides a more traditional retail footprint with a prominent front trading area, together with rear kitchen and storage space. The smaller unit offers a more compact and cost-effective option for businesses looking to establish a presence in the town centre.

Both units are available individually or can be combined to recreate a larger retail space, depending on requirements.

Business Rates:

Interested parties should enquire with the local authority

EPC Rating: C

Viewing:

Strictly by appointment through The Commercial Property Experts.

For further details or to arrange a viewing, please contact us today.



Terms:

Rent: Unit 1 - £10,000pa Unit 2 -£6,000pa

The units are available seperately or combined

Lease Terms:

Flexible lease terms available by negotiation



Why Choose The Commercial Property Experts To Sell Or Let Your Property?

- Dedicated personal agent, so you have one point of contact from start to finish
- Available 7 days a week, evenings and weekends for your convenience
- Dealing with a limited number of clients to give you a more personal service
- An expert in marketing to provide the widest exposure to potential buyers
- Trained in negotiation to extract the highest offer from buyers
- Resulting in the maximum price for the seller and a smooth transaction

Steve Bell is a seasoned professional with over 25 years of experience in selling property and businesses, having started his career in 2000. Throughout his journey, Steve has handled a diverse range of deals, from small-scale ventures like a sandwich van on an industrial estate to large national chains of stores. As Managing Director of The Commercial Property Experts, Steve is committed to raising standards in the industry.



Steve Bell

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