

FOR SALE FREEHOLD

Retail Covered Mall Investment Property in Holyhead, North Wales
with scope for further development to lower floors

Rental income £24,700 p.a. with first annual review to £27,040 p.a

4500 sq. ft. (419.4 sq. m.) gross internal approx. over three floors

23 MARKET STREET HOLYHEAD LL65 1UL



Mixed Use Commercial Property Investment: For Sale Freehold

This is a rare opportunity to acquire a low cost commercial investment with potential for further development. Holyhead is a major ferry port connecting North Wales to Ireland and offers several crossings per day to Dun Laoghaire. Set within Holy Island and linked to the picturesque Isle of Anglesey via the A55 Causeway, which was substantially improved 15 years ago.

Holyhead Anglesey Location

The Property is located in a main shopping street and overlooks the harbour to the rear. Nearby are Santander and Barclays; Boots the Chemist; William Hill Bookmakers and various other outlets. Holyhead is the Terminus of the North Wales coast rail line and there is a direct line to London Euston.

23 MARKET STREET HOLYHEAD NORTH WALES LL65 1UL

Commercial Property Investment Description

The Premises are arranged over three floors.

The ground floor (level with Market Street) is divided up in traditional mall format with glazed side frontages to each of the **Nine Retail Units** off the central mall, all of which are occupied by a variety of independent retailers. There is also an Office Unit to the rear.

To the rear of the Building is a connecting stairwell linking this with the other two floors - situated below.

There is **planning permission granted** to convert part of the lower ground floor into a self-contained two bedroomed flat; and the same again to the basement.

In addition part of the basement is to be developed as 20 self-storage units which would generate an additional estimated rack rental income of £10,000 p.a.

The Owner reports a waiting list of potential occupiers for the various units, hence there are good prospects for continued occupation.

Commercial Business Rates

Each Unit is separately rated and occupiers will benefit from Small Business Relief - where applicable.

Legal Costs

Each party to pay their own legal costs arising in a sale of the Freehold.

Tenure and Leases

The Property is to be sold subject to existing lease and tenancies.

Each occupier has signed a 6 month business tenancy drawn up by a solicitor.

Rents are payable calendar monthly in advance.

Commercial Energy Performance Certificate

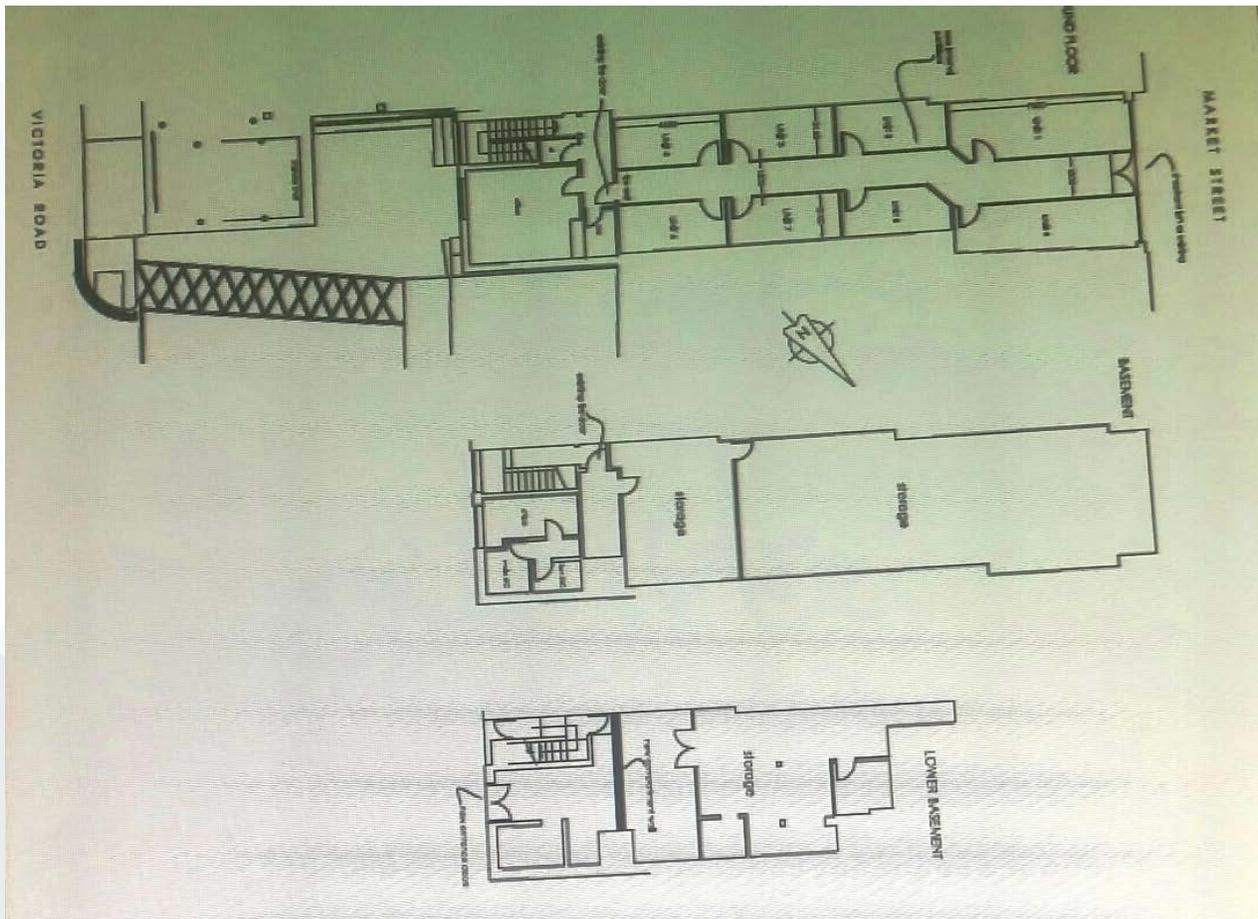
The Property is graded 'D'. The full Certificate and Recommendation Report are available upon request.

VAT All prices quoted are exclusive of Value Added Tax (if applicable).



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Mall Layout





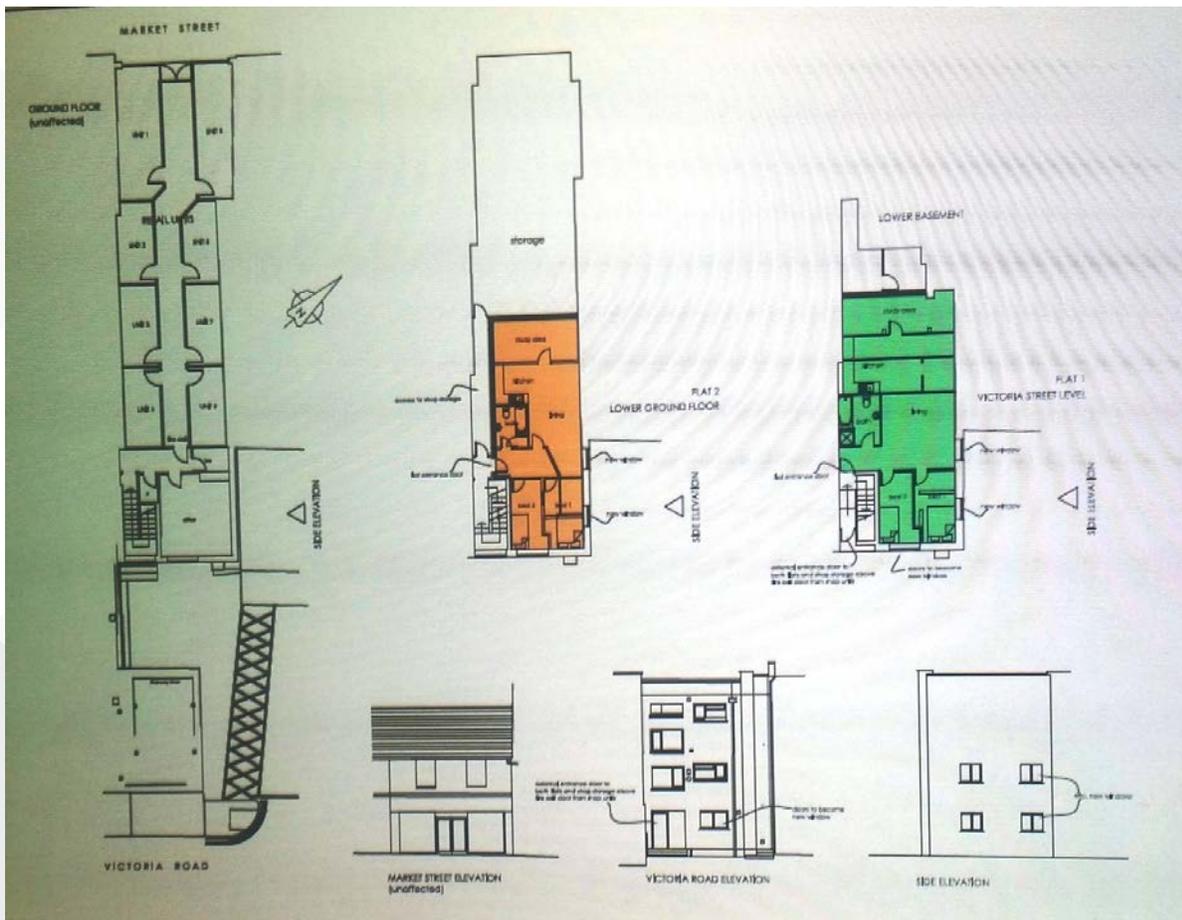
andrew idle
ASSOCIATES

Independent Chartered Surveyors
& Commercial Property Agency

tel: 01274 743884
fax: 01274 743944
enquiries@andrewidle.co.uk

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Further development approved comprising 2x 2 bedroomed flats with access from the rear



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Guide Price

Offers in excess of £275,000 for the Freehold based on a 2016 projected income of £27,040 p.a. In the event that the Vendor carries out the development work to create the self-storage venture thus generating a further £10,000 p.a. then the asking price will be raised to £375,000. This should incentivise buyers to proceed without delay!

Viewing

**Strictly by appointment with the Agent: Andrew Idle Associates
T 01274 743884 E enquiries@andrewidle.co.uk**

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