



BURNELL'S
the smarter way to sell

Ponthwfa Stores
1 Brighton Terrace
Holyhead
Anglesey LL65 1PF

O.I.R.O.
£320,000
+ S.A.V.



G FLR SALES APPROX. 41.63 SQ.M.
SPACIOUS S/C MAISONETTE -
WITH 1 BEDROOM & 2 LOFT BEDROOMS
PVCu DOUBLE GLAZING

GAS CENTRAL HEATING (TO MAISONETTE)
REAR STORE & SIZEABLE GARDEN
SECURITY CAMERAS

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15/17 Market Street, Holyhead, Anglesey, LL65 1UL

Description: Excellent opportunity to acquire what must be 1 of the busiest general stores in Holyhead, being a double fronted property comprising of a sizeable ground floor shop with spacious maisonette apartment, situated in this highly desirable residential location, serving a vast, ever expanding catchment area, enjoying a monopoly position!

The shop is run as a general store/newsagents/off licence and serves hot and cold food, and is also a lottery outlet.

Our Clients are now looking to retire being the sole reason for the sale of the business.

The accommodation briefly comprises of a ground floor shop comprising of a **sizeable split-level sales area**, separated by a wide opening with steps down to the lower level. Narrow rear recessed storage area, with a further small **store room** and **W.C.**

An external galvanised staircase leads up to the **maisonette flat**, comprising of a **porch, small hall, bathroom** with a white 3-piece suite.

Open-plan lounge/kitchen/diner with decorative fireplace and rear galley kitchen.
Play room/office area with open-tread staircase to 1st floor.

Bedroom 1 having a spacious built-in cupboard, with a wall mounted combination boiler and shelving.

To the 2nd floor is a spacious landing with undereaves storage hatch and **2 loft rooms (potential bedrooms 2 and 3)**, with the larger room having a sizeable built-in wardrobe.

Unlimited potential to maximise its monopoly position, and demand is likely to be strong. Early viewing is recommended.

Location

The property is situated in a popular and sought after residential location, convenient for Cybi School (the new super primary school), Holyhead High School, town centre and most local amenities. Llaingoch is on the cusp of fine rural and coastal walks including easy access onto the nearby Holyhead Mountain and the Breakwater Country Park. Holyhead harbour and promenade is within walking distance.

Shop

Main Shop (Left-Hand Side)

Approx. 6.00m x 3.91m (19'8" x 12'10")

Shop (Right-Hand Side)

Approx. 6.00m x 3.06m (19'8" x 10'0")

Rear Recessed Storage Area

Approx. 1.48m x 3.55m (4'10" x 11'8")

Small Store Room

W.C.

Maisonette Flat

Entrance Porch

Hallway

Bathroom



Lounge/Kitchen/Diner (L-shaped)
Approx. 4.42m x 6.00m (max.) (14'6" x 19'8")

Galley Kitchen
Approx. 3.60m x 1.48m (11'10" x 4'10")

Play Room/Office Area
Approx. 3.16m x 2.76m (10'4" x 9'1")

Bedroom 1
Approx. 2.18m x 3.14m (7'2" x 10'4")

2nd Floor

Loft Room 1 (Potential Bedroom 2)
Approx. 3.19m x 4.11m (10'6" x 13'6")

Loft Room 2 (Potential Bedroom 3)
Approx. 2.56m x 2.09m (8'5" x 6'10")

Exterior

Shared path to the side leads to a small **storage area** behind the shop, with galvanised staircase to the maisonette, together with a **store**.

There is a sizeable garden area to the rear of the lane which was overgrown, but is presently being reclaimed and has the potential to make a lovely lawned garden.

Opening Hours & Staffing Levels

We understand the shop trades from:
6am to 6pm - Monday to Saturday
7am to 4pm - Sunday.

We understand there are 4 part-time staff including the Owners.

Business Rates

We understand from the VOA web-site that the Rateable Value of the property from the 1st April 2017 to the present is £3,200.

Asking Price
£320,000 + S.A.V. (Stock At Valuation).

The shop is fully fitted out and a full inventory will be available on the sale. Accounts can be made available for inspection for bona fide enquirers.

Tenure

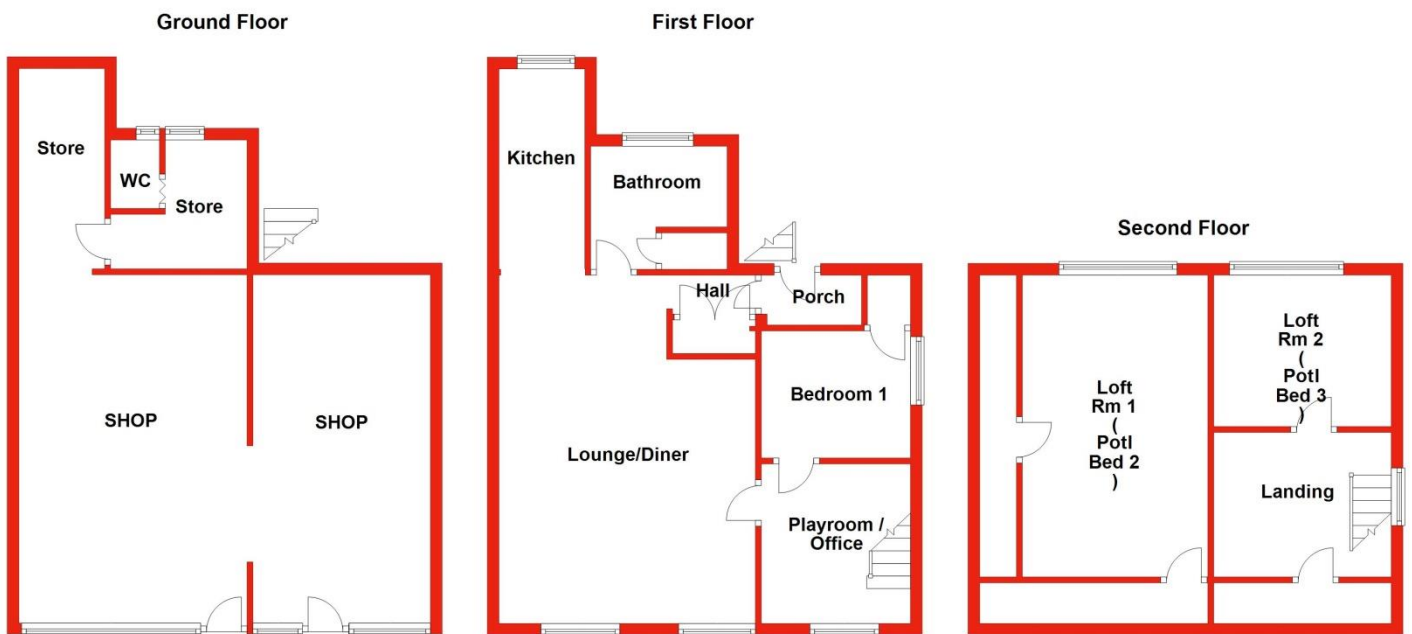
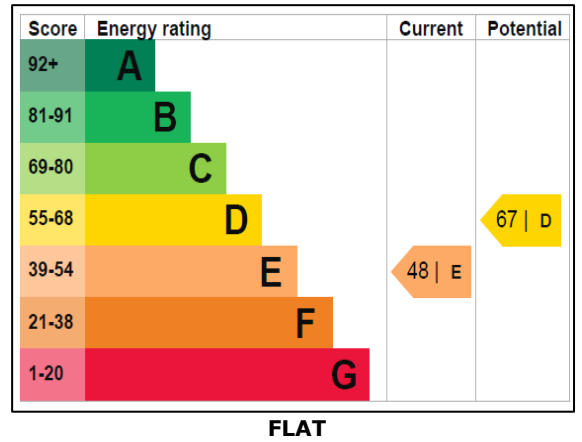
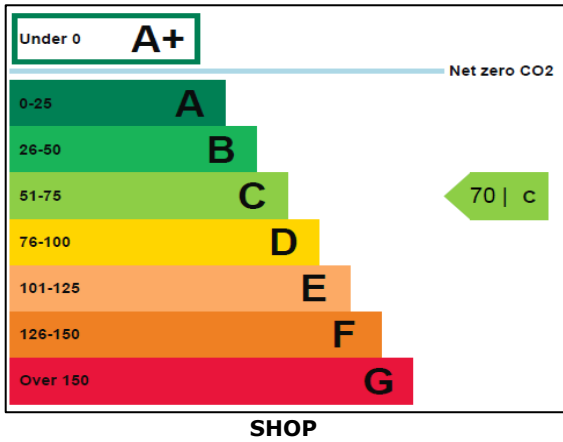
We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When entering Holyhead off the A55 take the 3rd exit off the roundabout towards the town centre. Proceed through the traffic lights turning left at the Cenotaph into the high street and proceed up Thomas Street hill. Turn left onto South Stack Road/Alderley Terrace adjacent to Holyhead High School and continue passing the school. Proceed to the roundabout, continue straight ahead into Llaingoch and Ponthwfa Stores will be seen immediately on the right-hand side.

PARTICULARS PREPARED JHB/AH
REF: 11099187





Floor space only approx' & for guide purpose only
Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.