



BURNELL'S
the smarter way to sell

**Mandarin Royale
Victoria Road
Holyhead
Anglesey LL65 1UD**

**O.I.R.O.
£285,000**



SUPERB FULLY RENOVATED DETACHED LANDMARK BUILDING WITH PLANNING CONSENT FOR TAKE AWAY/RESTAURANT, WITH PREMISES & ENTERTAINMENT LICENCE

1ST FLOOR RESTAURANT WITH APPROX. 85 COVERS

RESTAURANT - NET INTERNAL FLOOR SPACE APPROX. 127.56 M.SQ. (TAKEN OFF V.O.A. WEB-SITE)

BUSY ROADSIDE LOCATION ADJACENT TO A PUBLIC CAR PARK & OPPOSITE THE INNER HARBOUR WITHIN YARDS OF HIGH STREET

GAS CENTRAL HEATING & TIMBER SEALED DOUBLE GLAZED WINDOWS

EXTENSIVE 2ND FLOOR LOFT STORAGE

LIFT & DUMB-WAITER LIFT

LEASING CONSIDERED*

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

Description: Opportunity to acquire this impressively refurbished, detached landmark commercial building which fronts the busy Victoria Road adjacent to Holyhead town centre and opposite the inner harbour. The property is situated adjacent to a town car park which offers immediate access into the high street, and St Cybi's Church.

The property is available with a mainly fully fitted out kitchen, and is ready for immediate occupation, but lends itself to various other uses, subject to any necessary consents being obtained.

The accommodation briefly comprises of a recessed **entrance porch** with double doors opening into an open-plan **waiting area** with **gents and ladies W.C.s** and a **disabled W.C.** together with adjoining **take away** with lift to 1st floor.

There is a spacious substantially fitted out **kitchen** to the rear with integral **store** (and dumb-waiter lift to 1st floor), double timber external doors and **2 large cold storage facilities**. To the rear of the kitchen is a **further store room, utility** and **W.C.**

The 1st floor comprises of a very impressive **restaurant** with bar, partially sub-divided by a load-bearing wall and central staircase enclosed by galvanised/glazed balustrading, big enough for approx. 85 covers with a wide range of windows to all sides, enjoying views over the inner harbour to the front.

To the rear is a small **built-in cupboard** together with double timber doors opening into a narrow **storage/servery area** with a dumb-waiter lift from ground floor kitchen, and small **kitchen area** with sink.

There is a door to the rear left-hand corner opening into a **lobby** with door to fire escape and stairs to 2nd floor landing which has a **large undereaves storage cupboard**, together with:

A large loft store room and integral plant room.



Location

The property occupies a prime roadside position opposite the inner harbour, close to the high street and the Celtic Gateway Bridge, which connects the town centre with Holyhead's extremely busy port/railway station. The property is located within walking distance of the harbour and promenade, and conveniently situated for the A55 Expressway.

Ground Floor Entrance Lobby

Waiting Area

Approx. 5.19m x 3.16m (17'0" x 10'4") (max.)

Gents & Ladies W.C.s

Disabled W.C.

Take Away Area

Kitchen

Approx. 6.43m x 5.67m (21'1" x 18'7") (mainly)

Walk-In Larder

Side Store Room

Utility Area

W.C.

1st Floor

Restaurant Area

Approx. 12.60m x 10.91 (41'4" x 35'10") (max.)



Kitchen Area

Lobby

2nd Floor

Very Large Roof Void Storage Room

Approx. 11.30m x 5.97m (37'1" x 19'7")
(mainly – exc. recess)

Plant Room

N.B.

The asking price quoted reflects the planning consent and is for the bricks and mortar only. Fixtures and fittings by negotiation – full inventory to be provided.

*Lease Option

Our Clients may consider a lease option, with premium and terms to be agreed.

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 £16,000.

Tenure

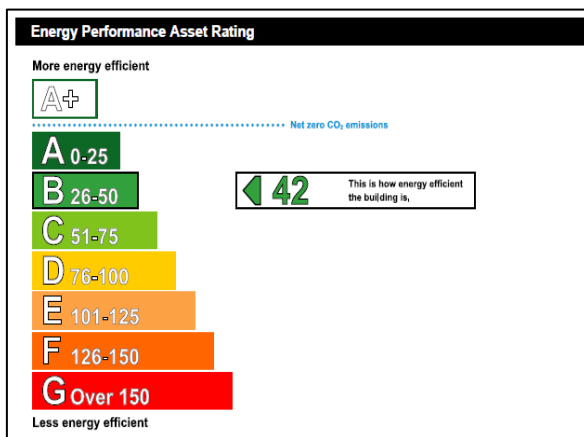
We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Directions

When entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre proceeding straight ahead at the traffic lights. Continue passing the Cenotaph on the left and passing under the Celtic Gateway bridge. The property will be found on the left-hand side, just after the public car park.

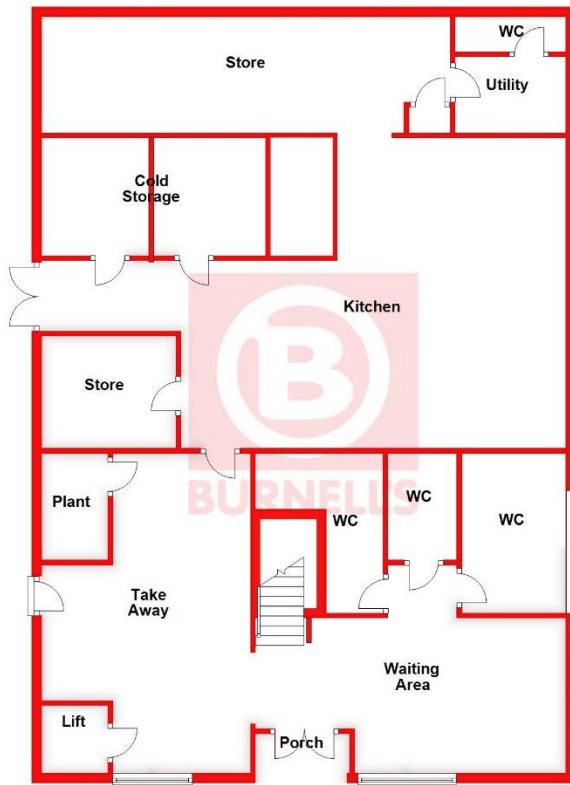
PARTICULARS PREPARED JHB/AH

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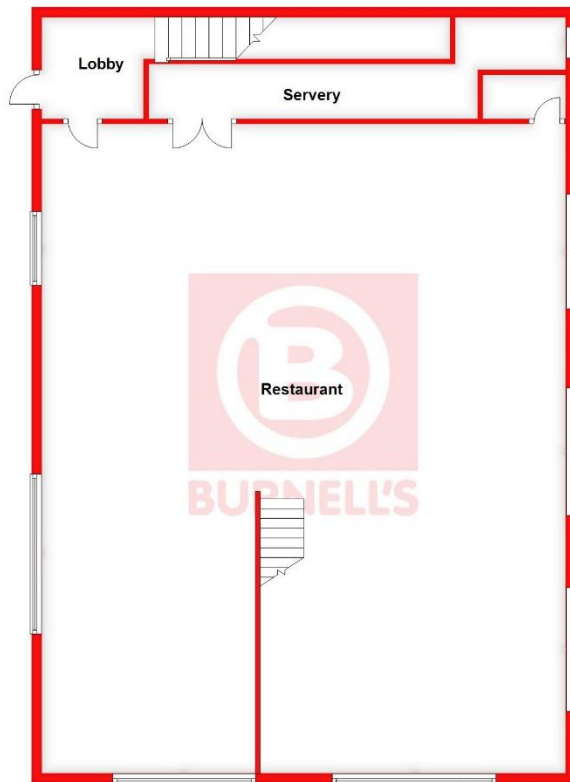


THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

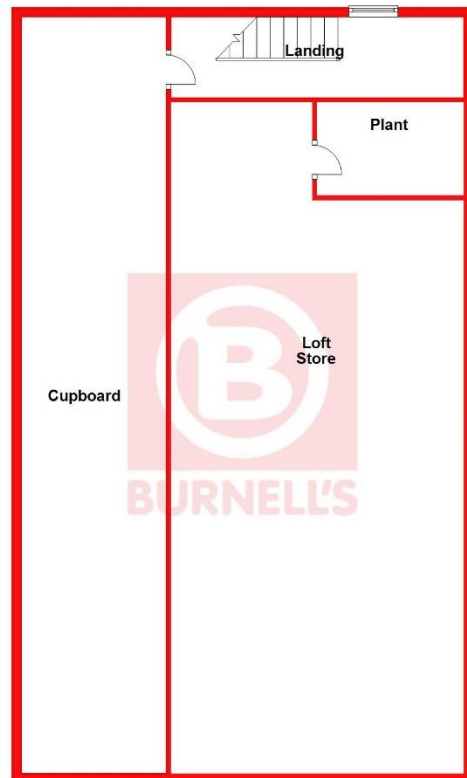
Ground Floor



First Floor



Second Floor



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