



BURNELL'S
the smarter way to sell

**The Edinburgh Castle
Black Bridge
Holyhead
Anglesey LL65 2BU**

**O.I.R.O.
£250,000 +
S.A.V.**



**PUBLIC BAR & DINING ROOM WITH 28 COVERS
FULLY FITTED COMMERCIAL KITCHEN
5 EN SUITE LETTING BEDROOMS WHICH INCLUDES -
2 G. FLR DISABLED FRIENDLY BEDROOMS
1ST FLR OFFICE WITH OWNER'S BEDROOM PLUS
POTENTIAL BATHROOM**

**SHOWER ROOM/W.C.
GAS CENTRAL HEATING
MAINLY PVCu DOUBLE GLAZING
SIZEABLE CONCRETE REAR COURTYARD &
SUBSTANTIAL PART BUILT STORE (WITH CONSENT)**

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

Description: If you are looking into becoming part of the licensed trade or to expand to an existing portfolio, then why not choose the closest pub to the 2nd busiest passenger port in the United Kingdom, with annual passenger numbers in the region of 2 million people!

The Edinburgh Castle occupies a prime landmark sizeable corner position directly opposite the entrance to Holyhead port/railway station, with the ferries providing a regular ferry service via 2 operators to Dublin, with various train operators operating out of Holyhead on the West Coast, connecting straight through to the North West Network and London Euston.

As a result of the UK's national lockdown in March 2020, our Clients converted the lounge bar into 2 impressive bedrooms with en suite disabled friendly wet rooms, resulting in 5 en suite letting rooms, generating substantial income.

There is a **public bar, dining room** with 28 covers, **2 impressive ground floor bedrooms with en suite disabled friendly wet rooms**, refurbished **gents and ladies W.C.s**, **cellar store, ancillary rooms** together with a **fully fitted commercial kitchen**. To the 1st floor is the **owner/caretaker's accommodation** and **3 en suite letting bedrooms**.

Externally, the property benefits from on-site parking to the rear with a sizeable rear courtyard, covered smoking area and there is a semi built store which could be converted into further accommodation subject to all necessary consents being obtained.

Our entrepreneurial Clients who are now looking to retire, previously offered a Meals On Wheels service, with a small but expanding number of regular customers and believe there is scope to increase this further.

Location

The premises is situated directly opposite the entrance to Holyhead port/ferry terminal and railway station, with the nearby Celtic Gateway Bridge (pedestrian) connecting to the town centre. The property is conveniently situated for easy access onto the A55 Expressway.

Entrance Foyer

Public Bar

Approx. 9.25m x 5.00m (30'4" x 16'5")

Kitchen (to rear)

Approx. 3.18m x 2.32m (10'5" x 7'7");
5.17m x 3.90m (17'0" x 12'10") (L-shaped)

Dining Room (irregular shape)

Approx. 5.51m x 4.40m (18'1" x 14'5") (mainly – exc. triangular shaped alcove)

Cellar

Gents and Ladies WCs

Small Lobby

Bedroom 1

Approx. 4.61m x 2.81m (15'1" x 9'3") (exc. bay)

Bedroom 2

Approx. 3.87m x 2.82m (12'8" x 9'3") (exc. bay)

1st Floor

Laundry Room

Office

Approx. 3.57m x 2.27m (11'9" x 7'5")

Staff Quarters (bedsit)

Approx. 4.76m x 3.58m (15'7" x 11'9")

Potential Bathroom (unfinished)

Approx. 2.97m x 2.53m (9'9" x 8'4") (max.)



Bedroom 3 (with en suite)

Approx. 3.78m x 3.20m (12'5" x 10'6") (max. inc. en suite) (L-shaped)

Bedroom 4 (with en suite)

Approx. 3.80m x 2.86m (12'6" x 9'5") (max. inc. en suite)

Bedroom 5 (with en suite)

Approx. 4.80m x 2.65m (14'1" x 8'8") (max. inc. en suite)

Exterior

Double gates lead to a sizeable concrete rear courtyard, sitting area beneath a timber pergola with corrugated plastic roof; **semi-built store** with Planning Consent; metal fire escape to the upstairs (detached building).

Licensed Trading Hours

8am-3am, 7 days a week.

Staffing Levels

We understand there are presently 5 part-time staff including a breakfast and daytime cook.

The Edinburgh Castle presently enjoys a 5* food hygiene rating from the Food Standards Agency. Last inspected 28th January 2019.

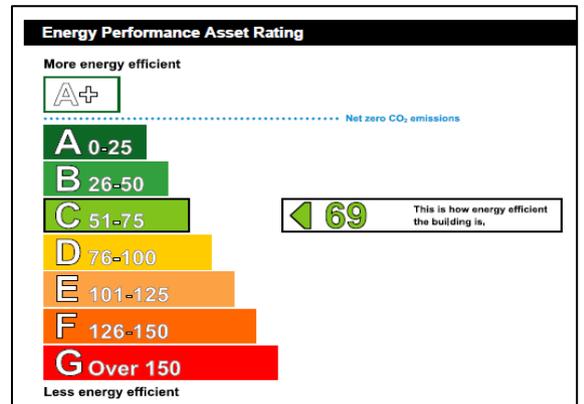
Tenure

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

Directions

When driving out of Holyhead on Victoria Road turn left at the traffic lights over the railway bridge, turning immediately left at the next traffic lights down towards the port. The property will be seen on the right-hand side.

**PARTICULARS PREPARED JHB/AH
REF: 9377150**



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.