

— REID & ROBERTS —

INDEPENDENT ESTATE AGENTS



55 High Street

, Holywell, CH8 7TF

£400,000



Accommodation Comprises:

The property comprises ground floor retail accommodation, with ancillary accommodation on the lower ground and first floor. The property also benefits from first floor staff residential accommodation. The property benefits from service access to the rear at lower ground floor level and a goods lift (not in use)

Situation

The property is situated in the heart of the Town Centre on the northern side of the High Street, the town's principal retail thoroughfare, close to the junction with Tower Gardens.

Location

Holywell is located on the Dee Estuary, 16 miles north west of Chester and 28 miles south of Liverpool. The town benefits from good access to the road network being adjacent to the A55 and provides access to the M53 at Junction 12.

Ground Floor 83'7" x 26'6" (25.5 x 8.1)

White pvcu double doors along with double automatic doors lead into the main shop floor which has tiled flooring throughout, middle counter stand,

Two Changing Rooms 10'2" x 8'6" (3.1 x 2.6)

Tiled flooring, cupboard housing electric meters and lighting.

Double doors of main room leads into:

Inner Hallway 15'5" x 6'10" (4.7 x 2.1)

Tiled flooring, wall mounted electrics, lift (not in use)

Store Room 10'5" x 9'10" (3.2 x 3)

Rear Hallway 9'2" x 8'2"

Turned staircase leads to the first floor accommodation, fire exit door leads to rear entrance and a door leads into the downstairs toilet

Rear Entrance/Stairwell 22'3" x 4'7" (6.8 x 1.4)

Has steps leading down to the secure rear access door which has a further storage cupboard and a double glazed window to the rear elevation,

Downstairs Toilet 9'10" x 4'11" (3 x 1.5)

Low flush wc, sink unit, tiled flooring.

Stairs lead to the first floor accommodation

Kitchen/Staff Room 11'1" x 12'5" (3.4 x 3.8)

Housing a range of wall and base units with stainless sink unit, breakfast bar, carpet tiles, electric wall heater, fixed mirror and fitted dado rail

Landing

Access to loft, built in storage cupboard measuring 1.4 x 1.4m and a further areas measuring 1.9 x 2.4 leading to:

Store Room 9'10" x 7'6" (3 x 2.3)

Fitted work top built in shelving, built in safe

Twin Toilets 13'5" x 6'2" (4.1 x 1.9)

Two separate WC,'s, two sinks, tiled flooring, textured ceiling, fluorescent light, double glazed window to the rear elevation.

Inner Landing 14'1" x 5'10" (4.3 x 1.8)

Access to lift (not in use) door leads into:

Stock Room 27'10" x 26'10" (8.5 x 8.2)

Fluorescent lighting, fire door leading out on the roof.

Total Sq Footage

5,035 Sq. Ft.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

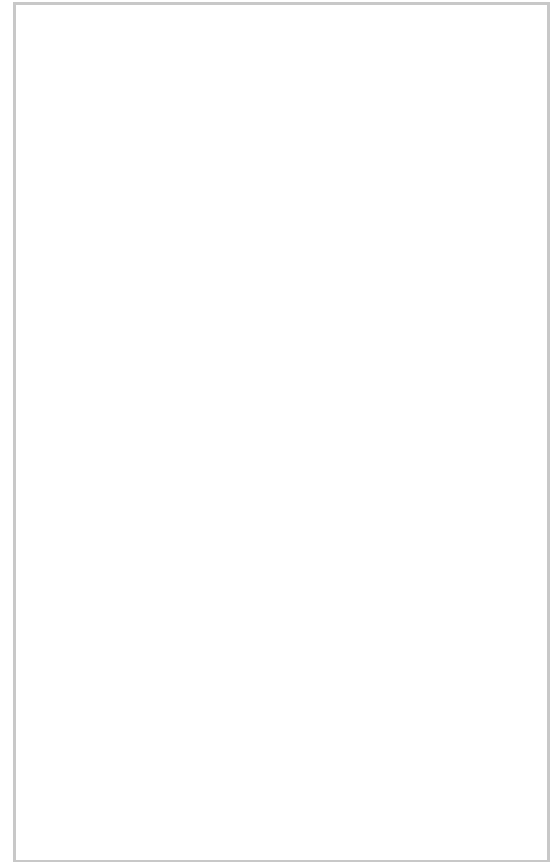
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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