



Retail in LL65

Stanley Street, Caergybi, Caergybi, LL65
1HG

£80,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ 3 Storey Commercial Property
- ✓ Situated in a Prominent Trading Position
- ✓ 1/2 Bed Flat Above Generating Additional Income
- ✓ Additional Ground Floor Storage
- ✓ Suitable for a Variety of Uses (STC)

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Being sold via Secure Sale online bidding. Terms & Conditions apply****

If you're looking for an investment, act fast to secure this substantial property, set over 3 floors with a ground floor shop and a two story flat above. The property is situated centrally within the Holyhead town, perfect for passing trade. Internally there is a shop area Kitchen, WC and a spacious storage facility to the rear providing support for a business. The first and second floor is being used as a 1 Bedroom flat which briefly comprises; Lounge, Kitchen, 3 piece Bathroom, Bedroom and a Loft Room. The property benefits from a new roof which was done in 2020, pleasant sea/port views to the rear and gas central heating.

The premises is located in the heart of Holyhead town, easily accessible and being just yards from the train station, port and a sizeable car park. The town offers a great deal of amenities as well as a number of large supermarkets, leisure facilities, schools and shops. Transport links include a railway station which offers links throughout the UK rail network, port with daily trips to and from Ireland and added benefit of the A55 expressway being 0.3 miles away providing rapid commuting. The marina and Newry Beach are approx. 0.5 miles away and offer beautiful coastal walks that link up to the Holyhead Mountain and Breakwater Park.

From the A55 enter Holyhead and at the roundabout take the 3rd exit and head towards the town centre. Take the left turn at the cenotaph and proceed up the hill. Go through the town centre. Before you reach the one way junction the property is located on your right hand side.

Please note we have not inspected the property.

Price: Starting Bid £80,000

Property Type: Retail

Business Type: Residential Investments

Parking: Allocated

Location

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Retail Accommodation

Shop Front 6.85m (22'6") max x 4.01m (13'2")
UPVC double glazed bay window to front, door to:

Inner Hallway 5.75m (18'10") x 1.27m (4'2")
Window to side, stairs, door to:

WC 1.18m (3'10") x 0.99m (3'3")
Fitted with piece suite comprising, wash hand basin and low-level WC.

Storage 8.60m (28'3") x 4.13m (13'7")
Electric radiator.

Kitchen 2.55m (8'4") x 1.76m (5'9")
Stainless steel sink unit with single drainer, single glazed window to rear, door.



Apartment Accommodation

First floor:

Kitchen - 10'11 x 8'4" - window to rear

Lounge - 12'7" x 13'6" - window to front

Second floor:

Bedroom 1 - 12'9" x 13'5" - window to front

Bathroom - 10'11 x 8'6"

Third floor:

Bedroom 2 / loft room - 13'7" x 13'7" - roof-light



Tenure

Freehold - title CYM225329



Rateable Value

Current rateable value (1 April 2023 to present) £3,550
Sourced from VOA



EPC

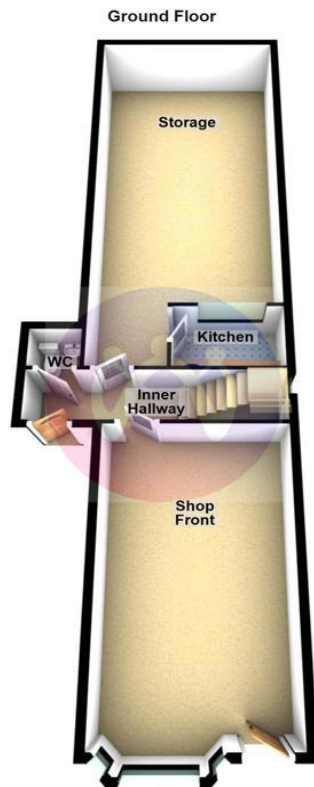
Available upon request. Rating D.



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Stanley Street, Caergybi, Caergybi, LL65 1HG

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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