

THE MARKET CROSS

9-11 HIGH STREET · HOLYWELL · CH8 7LA

FREEHOLD

PUBLIC HOUSE IN WELSH MARKET
TOWN FOR SALE ON BEHALF
OF JD WETHERSPOON



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- **Freehold**
- **Town centre location**
- **Prominent position fronting the High Street**
- **Beer patio to the front**
- **Pavement Licence**
- **In close proximity to the North Wales Expressway (A55)**
- **High standard of fit out**
- **GIA - 541.3 Sq M (5,814 Sq Ft)**

LOCATION

Holywell is a market town in Flintshire which is situated approximately 17 miles north west of Chester and 30 miles east of Llandudno. The town is located in close proximity to the A55 North Wales Expressway, with the nearest train station located in Flint 4.9 miles to the south east.

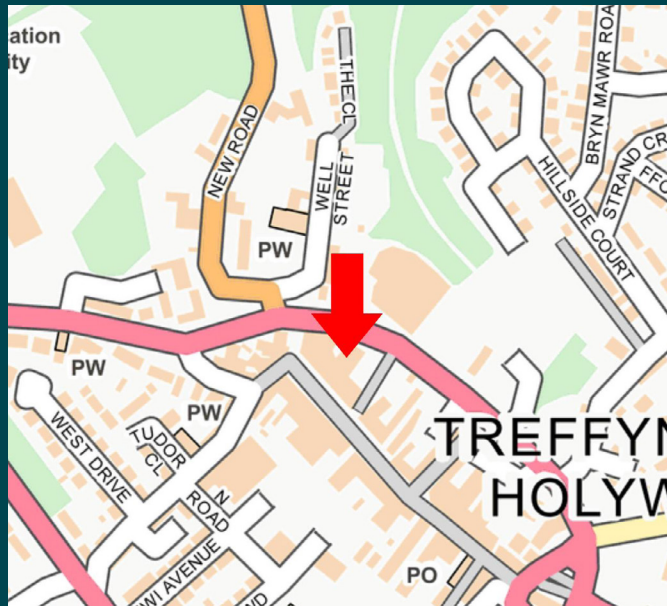
The Market Cross occupies a prominent town centre location fronting High Street, in close proximity to the A5026. The surrounding area is predominantly commercial with nearby occupiers including Tesco, Home Bargains and Iceland.

DESCRIPTION & ACCOMMODATION

The Market Cross comprises a two storey mid terraced building under a pitched slate and flat roof. To the front is a trade patio laid out to provide seating for approximately 16 covers and is operated by way of a pavement licence.

Ground Floor: Large open plan trading accommodation with bar servery to the side and seating on both loose and fixed tables and chairs for approximately 120 covers. Ancillary areas include trade kitchen, stores and office to the rear.

First Floor: The first floor provides customer WC's, beer cellar, staff rooms and stores.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	293.5	3,157
First	Ancillary	247.8	2,657
Total		541.3	5,814

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £32,500.

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Wednesday and 01:00 Thursday to Saturday.

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PLANNING

The property is not listed but is situated within the Holywell Conservation Area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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jdwdisposals.co.uk



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DISCLAIMER: September 2023

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