



SITUATION

Occupying a prominent trading position in one of the town's main shopping streets, close to the junction with Boston Street, amongst such multiples as **Post Office, Boozebuster, Premier Convenience Store** and **Lloyds Bank** as well as a variety of independent traders. Holyhead is the principal commercial centre of the Isle of Anglesey providing regular ferry services to Ireland, with good road access via A5 and A55 North Wales Coastal Expressway, some 24 miles west of Bangor.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'5"
Shop Depth	21'2"
Built Depth	36'0"
WC	

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing Lease to **S. Pritchard as a Nail Bar** for a term of 3 years from 9th December 2017 at a current rent of **£4,420 per annum** exclusive.



£4,420 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

OGR Stock Denton LLP
Tel: 020 8349 0321 Ref: Tom Sneddon
Email: tsneddon@ogrstockdenton.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**