



BURNELL'S
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**The Skerries Public House
Stanley Street
Holyhead
Anglesey LL65 1HG**

**O.I.R.O.
£175,000 +
S.A.V.**



**BAR WITH REAR SNUG
LADIES & GENTS WCs
OWNERS ACCOMMODATION (ON 2 FLRS):
LOUNGE, KITCHEN, BATHROOM & 2 BEDROOMS**

**TIMBER SEALED DOUBLE GLAZING
GAS CENTRAL HEATING
CENTRAL HIGH STREET POSITION
SUPERB VIEWS OF INNER HARBOUR/ST CYBI'S
CHURCH (FROM FLAT)**

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

Description: Thoroughly impressive 4-storey wet-led town centre freehouse, which has been extensively renovated and attractively fitted out internally in a traditional style, offering a lovely warm and welcoming ambience.

The pub has been in the same ownership for nearly 30 years and offers lovely owners accommodation on upper 2 floors, which command stunning views over St Cybi's Church and Holyhead's inner harbour.

The accommodation comprises double timber entrance doors opening into a **small lobby** with steps leading up into the:

Bar with rear snug, being beautifully fitted out with bench seating/individual booths, a bow shaped sealed double glazed bay window, with central opening door to the front, **ladies and gents WCs** and **rear snug** with bench seating.

Steps lead down to the **cellar**, with 2 rooms and steps leading up to the Drayman's delivery hatch.

Owners accommodation on the 1st and 2nd floors, comprising of a 1st floor landing, built-in cloaks cupboard, **front lounge** with fireplace and gas point, **sizeable bathroom** with a white 3-piece suite and sizeable **fitted kitchen** to the rear, having a good range of worktops, base and wall units incorporating a stainless steel sink, Calor gas hob with electric oven beneath, stainless steel extractor hood and plumbing for a washing machine.

To the 2nd floor is a double built-in linen cupboard together with **2 bedrooms**, with the rear bedroom having a wall mounted condensing gas combination boiler.

The rear bedroom, bathroom and kitchen enjoy superb views over St Cybi's Church – the inner harbour. All-in-all a great commercial opportunity!

Location

The property is situated in a prime position in Holyhead high street and within short walking distance of the Celtic Gateway Bridge which connects the town centre with Holyhead's extremely busy port/railway station. The property is also within walking distance of the promenade and harbour.

Bar & Snug

Bar Area - Approx. 6.80m x 3.40m (22' 4" x 11' 2")
Snug Area - Approx. 3.27m x 3.05m (10' 9" x 10' 0")

Cellar

1st Floor

Owners Accommodation – Self-Contained Flat

Lounge

Approx. 4.87m x 3.42m (16' 0" x 11' 3")

Bathroom

Approx. 2.98m x 2.95m (9' 9" x 9' 8")

Kitchen

Approx. 3.77m x 3.06m/3.58m (12' 4" x 10' 0"/11' 9")

2nd Floor

Bedroom 1

Approx. 4.91m x 3.45m (16' 1" x 11' 4")

Bedroom 2

Approx. 2.97m x 2.99m (9' 9" x 9' 10")

Premises Licence

We understand the official licence (ref: YMPLA0168) allows for serving alcohol between 10am and 2am, however, the present owners **open between 12:00noon and 11.30pm, 7 days a week** and presently employ 2 part-time staff.



Rateable Value/Business Rates

The VOA web-site confirms the current **Rateable Value (RV) from 1st April 2023 to be £7,675**. Interested purchasers should confirm by their own enquiries. ***We understand the property qualifies for year 2023/24, for Transitional and Small Business Relief. Total rates payable after deductions believed to be £43.84 for 2023/24.**

Council Tax

Owners accommodation - Band A.

Price

£175,000 + Stock At Valuation (SAV).

N.B.

VAT – All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Fixtures and Fittings

The fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc., will be excluded. The Vendors will not be required to remove any such items that remain on the premises. **Full inventory to be provided.**

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 entering Holyhead on the A55 take the 3rd exit off the roundabout towards the town centre, continuing straight ahead at the traffic lights. Turn left immediately after the Cenotaph onto the high street and keep right into Market Street, following the road into Stanley Street. The property will be seen on the right-hand side.

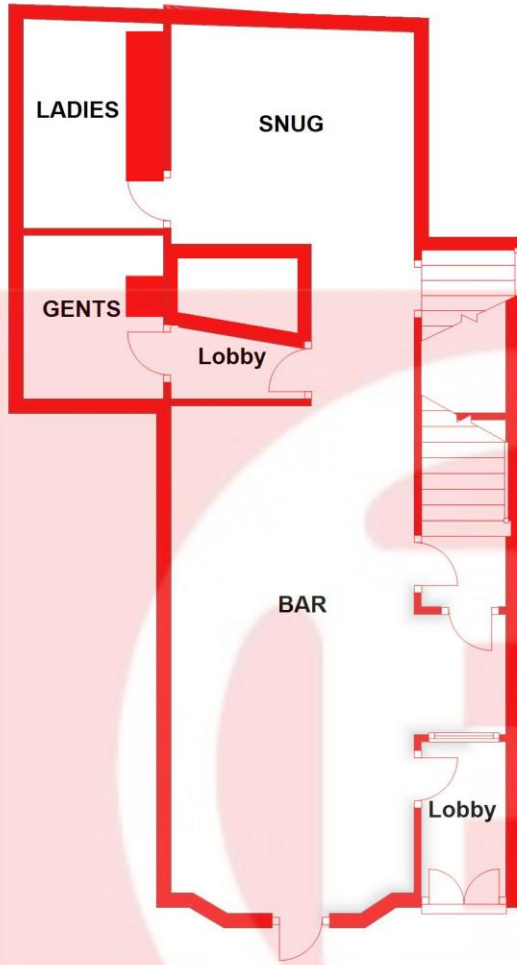
PARTICULARS PREPARED JHB/CJK/AH

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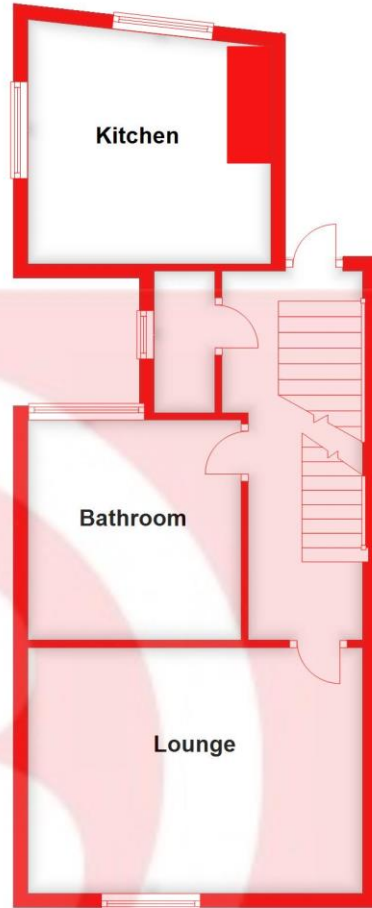


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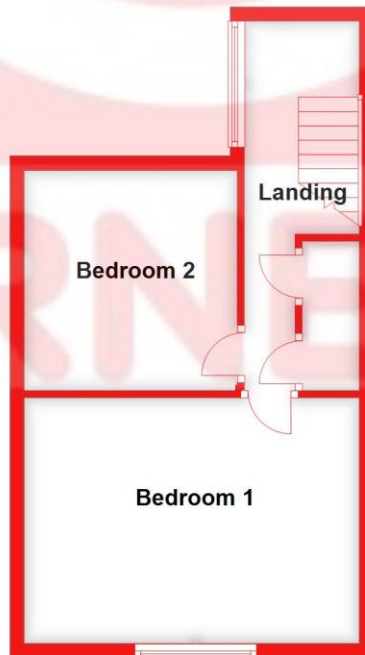
Ground Floor
Approx. 61.3 sq. metres



First Floor
Approx. 48.4 sq. metres



Second Floor
Approx. 34.9 sq. metres



Total area: approx. 144.7 sq. metres

Floor space only approx' & for guide purposes only
Plan produced using PlanUp.