



**BURNELL'S**  
the smarter way to sell

**4 Hibernia Terrace  
(formerly The Beach Hut)  
Holyhead  
Anglesey LL65 1DL**

**O.I.R.O.  
£375,000**



**CAFÉ/BISTRO WITH APPROX. 30 COVERS  
WITH POTENTIAL FOR MORE OUTSIDE  
IMPRESSIONS OWNER'S ACCOMMODATION  
4 EN SUITE LETTING ROOMS**

**PARTIAL PVCu DOUBLE GLAZING  
GAS CENTRAL HEATING  
SIZEABLE LANDSCAPED REAR COURTYARD  
SUPERB VIEWS OVER INNER HARBOUR**

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

**Description:** Superb end terrace 3-storey commercial property comprising of a ground floor café/bistro, with owner's flat and 4 en suite letting rooms to the 2 upper floors.

The property has been successfully run as a café/bistro for a number of years, and although now closed, is ready for immediate re-opening for the island's busy tourism season.

In addition to the superb owner's flat, there are 4 en suite letting rooms, which would provide a substantial source of income, mainly servicing passengers using the busy Holyhead ferry port.

The property occupies a prime position opposite Holyhead's inner harbour commanding superb views over the harbour, conveniently situated for Holyhead town centre and within yards of the junction of The Prince Of Wales Road which leads onto Holyhead's promenade and main harbour.

The property, which is beautifully presented, benefits from a sizeable landscaped rear courtyard which could be used for al fresco dining.

The accommodation briefly comprises of a timber entrance door with glazed panel opening into the **café/bistro**, having a featured decorative brick fireplace and wide timber single glazed picture window; attractive timber cladding to walls and there is approximately room for 30 covers inside and another 20 covers outside.

Door to **small lobby**, having a timber single glazed window and a tiled floor which extends into a small **utility room**, again having a timber single glazed window, together with a **rear porch**, having a PVCu door with double glazed panel to outside.

A sizeable, modern and very well-equipped **commercial kitchen** with PVCu double glazed door to outside.

**W.C.** with **lobby** housing pedestal wash hand-basin; a door from the café leads into the **hall** which has its own front timber external entrance door and stairs leading to the residential location.

1<sup>st</sup> Floor – **Owner's Flat** – Door to **lobby**; **lounge** with 2 timber sealed double glazed sash windows enjoying stunning views over the inner harbour.

**Owner's Bedroom** with built-in wardrobe. **Bathroom** with attractive contemporary white 3-piece suite with rainfall shower head/handheld hose over bath, chrome heated towel rail and mainly tiled walls.

**Owner's Kitchen** – Attractive fitted kitchen with a range of butchers block effect worktops, base and wall units incorporating a stainless steel sink and electric ceramic hob with gas oven beneath, extractor hood, plumbing for a washing machine and wall mounted condensing gas combination boiler.

To the 2<sup>nd</sup> floor are **4 en suite letting rooms** with the front 2 rooms enjoying stunning views over the inner harbour.

**The property offers an excellent investment opportunity either to rent out the entire building or to run the café, taking full advantage of its magnificent location, with the significant benefit of the additional income provided by the 4 letting rooms.**



## Location

The property is situated in a prime commercial location adjacent to Holyhead's inner harbour and commanding superb harbour views, being within yards of the promenade. The property is conveniently situated for Holyhead park, town centre and port/railway station, and is within a short driving distance of the excellent out-of-town shopping offered at the nearby Penrhos Estate.

## Cafe

Approx. 7.46m x 5.15m/6.53m (24'6" x 16'11"/21'5")

## W.C.

## Small Lobby/Utility/Rear Porch

## Commercial Kitchen

Approx. 6.14m x 2.87m (20'2" x 9'5")

## Hall

## Owner's Accommodation

## Lobby

## Lounge

Approx. 4.73m x 3.71m (15'6" x 12'2")

## Bedroom

Approx. 3.60m x 3.61m (11'10" x 11'10")

## Bathroom

## Owner's Kitchen

Approx. 2.80m x 2.19m (9'2" x 7'2")

## Letting Room 1

Approx. 3.68m x 1.79m (12'1" x 5'10") (mainly)

## En Suite Shower Room

## Letting Room 2

Approx. 3.64m x 1.82m (11'11" x 6'0") (mainly)

## En Suite Shower Room

## Letting Room 3

Approx. 4.05m x 2.34m (13'3" x 7'8") (mainly)

## En Suite Shower Room

## Letting Room 4

Approx. 2.31m x 3.10m (7'7" x 10'2") (mainly)

## En Suite Shower Room

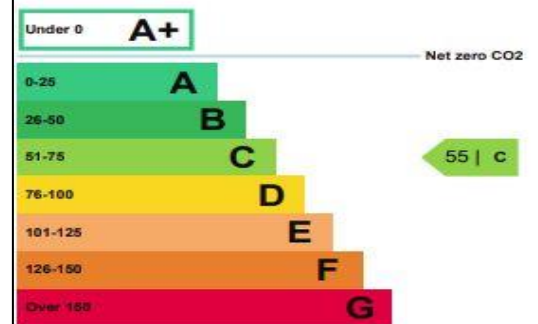
## Exterior

Sizeable and very attractive landscaped rear courtyard comprising of a paved patio wrap-around central concrete area overlaid with Astroturf; planter to left-hand side. **Masonry store** together with 2 sizeable timber sheds (**with 1 offering the potential for a garden summer house/studio**), together with a timber decked patio beneath a pergola.



## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

**Business Rates**

We understand from the VOA web-site that the Rateable Value (RV) of the property from the 1st April 2017 to the present (and future RV from 1st April 2023) is £4,500. The property currently receives 100% rate relief through The Isle of Anglesey County Council Welsh Government Small Business Rate Relief Scheme.

**Financial Information**

The Beach Hut Café and Bistro and Guest House have traded successfully since 2017 and received local and national recognition for the quality of food and service. The current owners have run the business as a lifestyle business to fit with other work and family commitments. Financial information will be made available to serious interested parties.

**Fixtures and Fittings**

Subject to an acceptable sale price being agreed, the price will include fixtures and fittings – inventory to be provided.

**Tenure**

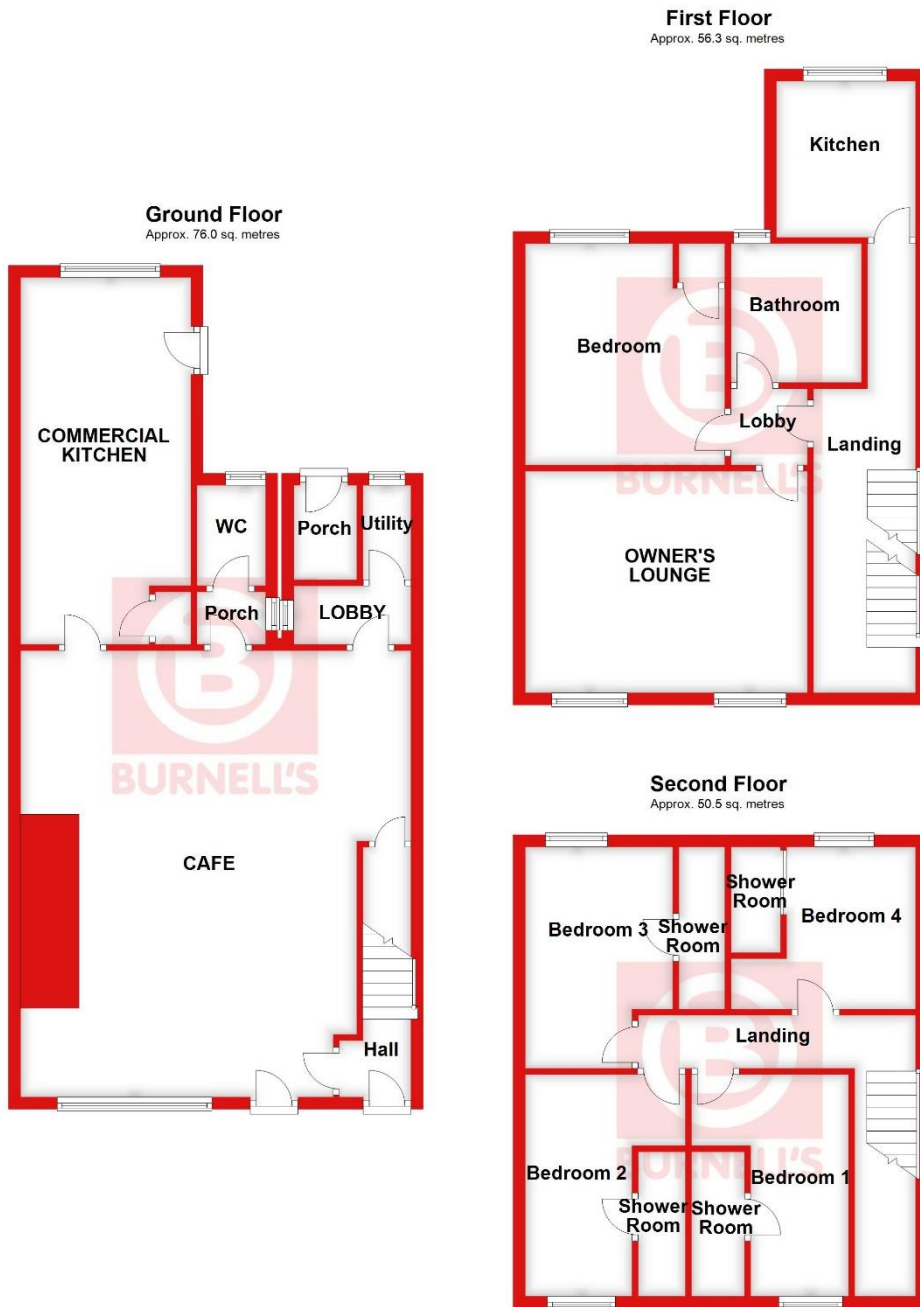
We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

**Directions**

When entering Holyhead off the A55 take the 3rd exit off the roundabout towards the town centre. Continue along Victoria Road beneath the Celtic Bridge and after passing the turnings for Water Street and Cross Street on the left-hand side, the property will be seen on the left.

**PARTICULARS PREPARED JHB/AH**

**REF: 11091765**



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

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.